

# CHICAGO ZONING ORDINANCE

Passed by the City Council of the City of Chicago

on

April 5, 1923



Compliments of  
**AL. F. GORMAN**  
City Clerk, Chicago, Ill.

AL. F. GORMAN  
City Clerk

# CHICAGO ZONING ORDINANCE

(Passed by the City Council of the City of Chicago on April 5, 1923; Approved by the Mayor on April 16, 1923)

## AN ORDINANCE

Establishing a plan for dividing the City of Chicago into districts for the purpose of regulating the location of trades and industries and of buildings and structures designed for dwellings, apartment houses, trades, industries, and other specified uses, for regulating the height, volume, and size of buildings and structures, and intensity of use of lot areas, for determining building lines, and for creating a board of appeals.

*Be it ordained by the City Council of the City of Chicago:*

**SECTION 1. Interpretation; Purpose.** In interpreting and applying the provisions of this ordinance such provisions shall in every instance be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, morals or welfare.

**SECTION 2. Definitions.** Certain words in this ordinance are defined for the purposes thereof (unless there is express provision excluding such construction or the subject matter or context is repugnant thereto) as follows:

(a) Words used in the present tense include the future; the singular number includes the plural and the plural the singular; the word "building" includes the word "structure".

(b) **Alley**—A narrow thoroughfare upon which abut generally the rear of premises, or upon which service entrances of buildings abut, and is not generally used as a thoroughfare by both pedestrians and vehicles, or which is not used for general traffic circulation, or which is not in excess of 30 feet wide at its intersection with a street.

(c) **Apartment House**—A building which is used or intended to be used as a home or residence for two or more families living in separate apartments.

(d) **Auxiliary Use**—A use customarily incidental to and accessory to the principal use of a building or premises located on the same premises with such principal use.

(e) **Block**—A block shall be deemed to be that property abutting on a street on one side of such street and lying between the two nearest intersecting or intercepting streets, or nearest inter-

secting or intercepting street and railroad right of way or waterway.

(f) **Building**—A building is a structure entirely separated from any other structure by space or by walls in which there are no communicating doors or windows or similar openings.

(g) **Depth of Lot**—The depth of a lot is the mean distance from the front street line of the lot to its rear line measured in the general direction of the side lines of the lot.

(h) **Dwelling House**—A building used or intended to be used as a home or residence in which all living rooms are accessible to each other from within the building and in which such living rooms are accessible without using an entrance vestibule, stairway or hallway that is designed as a common entrance vestibule or common stairway or common hallway for more than one family, and in which the use and management of all sleeping quarters, all appliances for cooking, ventilating, heating, or lighting, other than a public or community service, are under one control.

(i) **Family**—One or more individuals living, sleeping, cooking and eating on the premises as a single housekeeping unit.

(j) **Grade**—The finished grade of premises improved by a building is the elevation of the surface of the ground adjoining the building. The established grade of premises whether vacant or improved is the elevation of the sidewalk at the property line as fixed by the City. Where the finished grade is below the level of the established grade, the established grade shall be used for all purposes of this ordinance.

(k) **Garage**—A public garage, except as otherwise provided by this paragraph, is a building or premises arranged, designed, and intended to be used for the storage of motor vehicles for hire or reward, or which does not come within the definition of a private or community garage as herein set forth. A private garage is a building with ground area not in excess of 800 square feet arranged, designed, and intended to be used for the storage on the ground floor of not more than 4 individually owned passenger automobiles devoted to the private use of the owner, when such garage is located on the same premises, as an auxiliary use, with the residence or apartment or business of the owner of such automobiles so stored, and

where no fuel is sold. A use as a private stable shall be subject to the same ground area regulations for the purposes of this ordinance as the regulations controlling the ground area of a private garage. Where two or more separate private garages, each having a ground area not in excess of 200 square feet, are located on the rear half of the premises, not more than one of such garages having a vehicle entrance on a public street, such garages collectively shall be deemed a community garage, but a group of two or more private garages on a single lot not so located or arranged or any one of which is in excess of 200 square feet in area shall be deemed a public garage.

(l) *Height of Building*—The height of a building shall be the vertical distance measured in the case of flat roofs from the mean level of the established grade to the level of the highest point of the under side of the ceiling beams adjacent to the street, and in the case of a pitched roof from such grade to the mean height level of the under side of the rafters of the gable. Where a block has a frontage on a two-level street the upper street level may be used to determine the height of buildings for a distance back from such frontage not in excess of one-half the depth of the block at right angles to such frontage, but not farther back than the alley most nearly parallel to such street in any case. Where a structure is set back from the street line, the mean level of the finished grade of the premises along the line of that part of the structure nearest the street line may be substituted for the established grade for the purpose of determining the height of a building. Where no roof beams exist or there are structures wholly or partly above the roof, the height shall be measured from the established grade or finished grade to the level of the highest point of the building.

(m) *Lot*—A parcel of land or premises occupied, or which it is contemplated shall be occupied, by one building with its usual auxiliary buildings or uses customarily incident to it, including such open spaces as are required by this ordinance and such open spaces as are arranged and designed to be used in connection with such building, shall be deemed a lot for the purposes of this ordinance. A corner lot shall be deemed to be that property which has an area not in excess of 8,000 square feet, and which abuts on two streets making an angle on the lot side of not greater than 120 degrees.

(n) *Non-conforming Use*—A non-conforming use is a use which does not comply with the regulations of the use district in which it is situated.

(o) *Public Space*—A park, public square, or submerged land under the jurisdiction of a park district shall be deemed a public space.

(p) *Street*—A thoroughfare used for public foot and vehicle traffic, other than an alley, as herein defined, shall be deemed a street.

(q) *Street Line*—The street line is the dividing line between a street and the lot. The front street line shall be deemed to be the shortest street line.

(r) *Street Wall*—The street wall, for the purposes of this ordinance, shall be deemed that wall or part of a wall of a building, or that part of the wall of a porch or other structure, nearest to and most nearly parallel with the street, extending more than 4 feet 6 inches above the finished grade.

(s) *Volume of Building*—The volume of a building shall be the contents in cubic feet of that space between the grade used in determining the height of buildings and the mean level of the roof (except as otherwise specifically provided by Section 16, Paragraph (a)), including scenery, lofts and other storage spaces, cooling towers, elevator bulkheads, towers, penthouses, water tanks or water towers, dormers, bays, covered ways, covered porches or other spaces not open to the sky, and courts, provided that certain courts or certain parts thereof opening on thoroughfares or public spaces, cornices projecting beyond the exterior walls, piers or columns, or the space under the projection of a cornice, chimneys, parapet walls, structures extending into thoroughfares or public spaces, architectural finials or open framework wireless towers shall not be included as a part of the volume of a building. No court except an open court unobstructed from the street or alley or other public place by walls for its full width shall be excluded from the volume of a building. An offset court opening on an open court but having a wall between the offset court and the thoroughfare or public place, or that part of a court not open to the sky, shall not be within the definition of an open court or of a part of an open court. The distance between the mean level of the top of the enclosing walls of the court and the mean level of the bottom of the court shall be used to determine the volume of such court.

**SECTION 3. Use Districts.** For the purpose of classifying, regulating and restricting the location of trades and industries and the location of buildings designed for specified industrial, business, residential, and other uses, the City of Chicago is hereby divided into four classes of districts: (1) Residence districts, (2) Apartment districts, (3) Commercial districts, and (4) Manufacturing districts; as shown on the use district map which accompanies this ordinance. The said use district map, consisting of forty-nine separate parts all of which are sections of the same map covering the entire territory of the City, the volume district map, also containing forty-nine parts each of which relates to the corresponding part of the use district map, and the index map and chart containing the explanation of symbols and indications which appear on said use district and said volume district maps, are hereby made a part of this ordinance. The use districts designated on said map are hereby established. No building shall be erected nor shall buildings or premises be used for any purpose other than a purpose permitted by this ordinance in the use district in which such building or premises is or are located.

**SECTION 4. Residence Districts.** (a) In a Residence district no building or premises shall be used nor shall a building be erected, altered, or enlarged which is arranged, intended, or designed to be used for an A, C, or M use as defined hereinafter. In a Residence district no building or premises shall be used nor shall any building be erected, altered, or enlarged which is arranged, intended, or designed to be used except for R uses or special uses exclusively as hereinafter provided.

(b) For the purposes of this ordinance, R uses are hereby defined as uses designed for and permitted in Residence districts and conforming to the provisions relating to such districts; and all R uses are classified as R1, R2, R3, or R4 uses as follows:

**R1 Use**—An R1 use shall include every use as a dwelling house.



**R2 Use**—An R2 use shall include every use as golf or tennis grounds or similar use, church, convent, parish house, public recreation building, community center building, music school, university, public school, juvenile dancing school, or a private or boarding school or college unless such private or boarding school or college is operated so as to bring it within the definition of a C use.

**R3 Use**—An R3 use shall include every use as a public park, public playground, or railway passenger station.

**R4 Use**—an R4 use shall include every use as a tree or plant nursery, farm, truck garden, greenhouse (unless such greenhouse is operated as a retail business), and a railway right of way not including yard tracks or industrial tracks.

**SECTION 5. R Use Limitations.** In a Residence district no building shall be erected or used and no building shall be erected which is arranged, intended, or designed for an R2 use unless such building or use is located—

On premises adjoining a street under the jurisdiction of a park district;

On premises adjoining or across a street or alley from a railway right of way;

On premises on the same street and adjoining premises or directly across a street from premises where there exists a building devoted to an R2 or R3 or special use as hereinafter defined;

On corner premises diagonally or directly across a street from premises upon which is maintained an R2 or R3 or special use;

On premises entirely surrounded by streets or alleys;

On premises three sides of which adjoin streets;

On premises adjoining or immediately across a street from an Apartment, Commercial or Manufacturing district;

On premises adjoining on the same street premises where there exists a building devoted to a non-conforming use;

On premises already devoted to an R2 or R3 or special use; or

On premises located in a block in which there are no premises devoted to dwelling house purposes.

**SECTION 6. Apartment Districts.** (a) In an Apartment district no building or premises shall be used nor shall a building be erected, altered, or enlarged which is arranged, intended, or designed to be used for a C or M use as defined hereinafter. In an Apartment district no building or premises shall be used nor shall any building be erected, altered, or enlarged which is arranged, intended, or designed to be used except for R or A uses or special uses exclusively as hereinafter provided.

(b) For the purposes of this ordinance, A uses are hereby defined as uses other than R uses, designed for and permitted in Apartment districts and conforming to the provisions relating to such districts; and all A uses are classified as A1, A2, or A3 uses as follows:

**A1 Use**—An A1 use shall include every use as an apartment house.

**A2 Use**—An A2 use shall include every use as a boarding house, lodging house, or a hotel which is maintained within the limitations in Apartment districts imposed thereon by this ordinance.

**A3 Use**—An A3 use shall include every use as a public library, public museum, public art gallery, hospital or sanitarium, an eleemosynary institution except as otherwise classified, or a private club excepting a club the chief activity of which is a service customarily carried on as a business.

**SECTION 7. Auxiliary Uses in Residence or Apartment Districts.** (a) Auxiliary uses which do not alter the character of the premises in respect to their use for residential purposes shall be permitted in Residence and Apartment districts. Auxiliary uses shall include the following, but the enumeration of such cases shall not be deemed to prevent proper auxiliary uses that are not referred to:

Signs advertising the premises for sale or for rent which are located (if space occupied by buildings does not prevent) not nearer to adjoining premises than 8 feet or nearer to a street line than the building line established by this ordinance;

The office of a surgeon, physician or dentist, located in the dwelling or apartment used as the private residence of such surgeon, physician or dentist;

Customary home occupation located in a dwelling, studio, or apartment and carried on only by the members of the household of the person occupying such dwelling, studio, or apartment as his private residence, provided no window or other display or sign is used to advertise such occupation;

The renting of one or more rooms or the providing of table board in a dwelling or apartment occupied as a private residence, provided no window or other display or sign is used to advertise such use;

A public dining room or restaurant located in a hotel, provided that the public entrance to such dining room or restaurant is from the lobby of the hotel, and further provided that no window or other display or sign is used to advertise such use;

Such facilities or retail shops as are required for the operation of a hotel or apartment house, or for the use or entertainment of guests or tenants of the hotel or apartment house, when conducted and entered only from within the building; provided no street window or other exterior display or other exterior sign is used to advertise such use; and further provided that in an apartment district which is also in a 4th or 5th volume district, at any time after ten years from the time of the passage of this ordinance but not previously (and no construction shall be given to the following language which would permit the uses therein named or any of them before the expiration of said ten year period), an auxiliary use shall be deemed to include a retail shop on the ground floor of an apartment house or hotel (which apartment house or hotel is not less in height than 120 feet), such shop having a store front with show windows on and an entrance from a street, with such signs only as are on the glass of said window or entrance door; provided, however, that no such retail shop, such store front or entrance, or such sign shall be used for any purpose or business (1) which is not suitable to the neighborhood and to the main occupancy of said apartment house or hotel, (2) which involves the trucking of material through the abutting or adjacent streets or alleys in sufficient



quantities to produce undue congestion in such streets or alleys or to interfere with the usual functioning of those streets or alleys, or (3) which is of such character as an automobile or automobile tire or accessory business, or heavy machinery display or sales room, garage, meat market, bakery, grocery store, hardware store, ice cream parlor, soda water fountain, gasoline filling station, street front lunch room or cafeteria, undertaking establishment, laundry, amusement place, or any other use of an objectionable character; and the specific enumeration above of certain uses shall not be held to exclude other uses which are unsuited to the neighborhood although not specifically enumerated.

Private dining halls, dormitories, printing presses, students' laboratories or workshops, playgrounds, athletic fields, or other customary facilities in connection with an R2 use;

A news or refreshment stand or restaurant in connection with a passenger station;

Recreation and service buildings in a public park or public playground;

A private garage or private stable in connection with an R use, limited in ground area to 10 per cent of the area of the lot, but not in excess of the ground area prescribed for or in excess of the capacity limits of a private garage; provided, however, that a private garage or private stable in connection with an R use shall not be located on the same lot with another private garage or private stable or community garage;

A private garage or private stable or community garage in connection with an A use in an Apartment district, limited in ground area to 15 per cent of the area of the lot, provided that a community garage auxiliary to an A1 use shall not be composed of a greater number of private garages than the number of separate dwelling apartments located on the same lot.

(b) Auxiliary uses shall not include:

A garage or stable in connection with a non-conforming use except a private garage or private stable whose ground area does not exceed 10 per cent of the area of the lot;

A driveway or walk used for access to a C or M use;

A billboard, signboard or advertising sign, store, trade, business, garage or stable, except such as are hereinbefore specifically permitted.

**SECTION 8. Commercial Districts.** (a) In a Commercial district no building or premises shall be used nor shall a building be erected, altered, or enlarged which is arranged, intended, or designed to be used for M uses as defined hereinafter. In a Commercial district no building or premises shall be used nor shall any building be erected, altered, or enlarged which is arranged, intended, or designed to be used except for R, A, or C uses or special uses exclusively as hereinafter provided.

(b) For the purposes of this ordinance, C uses are hereby defined as uses other than R and A uses, designed for and permitted in Commercial districts and conforming to the provisions relating to such districts; and all C uses are further defined and classified as C1, C2, or C3 uses as follows:

**C1 Use**—A C1 use shall include every use as

Airplane hangar or airplane repair shop;

Amusement park or pier, skating rink, baseball park, or race track, if such park or pier.

rink, baseball park, or track is operated as a business for purposes of private profit;

Armory or arsenal, except where ammunition is manufactured;

Automobile repair shop, automobile parts or tire repair or vulcanizing shop, public garage, automobile fuel or service station;

Advertising sign;

Convention hall;

Driveway or walk used for access to any C or M use;

Financial institution;

Greenhouse operated as a retail business;

Internal combustion engine operated in connection with any use permitted in a Commercial district, provided such engine is equipped and operated only with a competent muffling device;

Office;

Public or private institution, except an institution otherwise classified;

Railroad or water freight station, or storage, team, loading or unloading track or private track, or wharf; provided that the handling of materials, products, or articles at such station, track, or wharf shall be subject to the same limitations and restrictions as apply to the district in which the station, track, or wharf is located;

Restaurant, laundry, theatre, dance hall, billiard room or bowling alley, if such restaurant, laundry, theatre, dance hall, billiard room or bowling alley is operated as a business for purposes of private profit;

Retail store, retail trade, vocation, profession, or shop for custom work or the making of articles to be sold at retail on the premises to the ultimate consumer, storage in warehouse of materials or products permitted as a C2 use; provided the operation of such store, trade, vocation, profession, shop, or storage does not involve the handling of materials, products, or articles across the public sidewalks in sufficient or considerable amounts so as to interfere with the free, safe, and continuous passage of pedestrians along such walks; and provided such store, trade, vocation, profession, shop, or storage does not involve the handling or trucking of materials, products, or articles through the abutting or adjacent streets or alleys in sufficient quantities as to produce undue congestion in such streets and alleys or interfere with the usual functioning of those streets or alleys;

School for dancing except as hereinbefore classified, trade or vocational school other than an M use, horseback riding school;

Wholesale sales office or sample room;

Provided the operation of any such specified use is not offensive or noxious by reason of the emission of odors, fumes or gases, dust, smoke, noise or vibrations.

**C2 Use**—A C2 use shall include all uses not otherwise classified, provided all materials and products are stored and all manufacturing operations are carried on entirely within substantial buildings completely enclosed with walls and roof, and provided no operations are of such a nature as to become offensive or noxious to the occupants of adjoining residence or apartment uses by reason of the emission of odors, fumes or gases, dust, smoke, noise, or vibrations; and C2 uses shall include such uses as

Carpet cleaning, provided no dust is permitted to escape from the building;

Cigars, cigarettes, or smoking tobacco manufacturing;

Clay or glass products manufacturing, decorating, or assembling, provided no individual kiln capacity exceeds 200 cubic feet and no kiln is fired except by oil, gas, or electricity;

Cotton, wool, flax, hair, hemp, leather, felt, paper, cardboard, cork, rubber, fur, feathers, horn, bone, shell, celluloid, fiber articles or products manufacturing, or the manufacturing of articles or products from similar materials, but not including uses otherwise classified;

Felt manufacturing, provided no dust is permitted to escape from the building;

Ink manufacturing, not including the preparation of linseed or resin oils;

Lumber sawing, planing, dressing, shaping, pressing, turning, bending, carving, assembling, including carpenter shop for any kind of repairing or manufacturing except as otherwise classified whether or not the product is sold at retail on the premises;

Metal planing, shaping, bending, grinding, milling, drilling, die sinking, forging (except an M use), coring, punching, stamping, pressing, soldering, welding, riveting (other than snap riveting), buffing, polishing, or finishing, plating, galvanizing, sherardizing, tempering, annealing, hardening, other than by processes or operations which emit odor or noise of a disagreeable or annoying nature for the manufacturing of metal products; casting of aluminum, babbitt, brass, bronze, iron, lead, white metal, for the manufacturing of metal products, provided no metals are melted except in melting pot the capacity of which does not exceed 500 pounds or in electric furnace the capacity of which does not exceed 500 pounds, and further provided no pneumatic chippers are employed; assembling, not including an M2 or M3 use, of metal products or parts, or of metal assembled with other materials, except by processes or operations which emit noise of a disagreeable or annoying nature; sheet metal, tin, copper, brass workers' shop, plumbing shop, wagon shop, or machine shop, whether or not the product or service is sold at retail on the premises;

Painting, enameling, japanning, lacquering, oiling, staining, or varnishing shop, whether or not the product or service is sold at retail on the premises;

Pharmaceutical products, toilet preparations, patent or proprietary medicines, or baking powder manufacturing, provided no toxic or corrosive fumes, offensive odors or dust are permitted to escape from the building;

Rubber products manufacturing from Para, plantation or non-ill-smelling African rubbers in which sulphur chloride is not used;

Shoddy or shoddy felt manufacturing, provided no dust is permitted to escape from the building;

Storage of such materials or products as acids, bark, broom corn, cotton, chemicals, clothing, drugs, dry goods, eggs, farm products, feed, food products, fruits, furniture, glass, groceries, hardware, hemp, hops, household goods, ice, junk, jute, liquors, machinery, metals, millinery, naval or ship stores, paint, paper, pipes, plaster, produce, rags, roofing materials, rice, rope, rubber, scenery, shop or mill supplies, sugar, tobacco, textiles, vegetable

fibre such as hemp, jute or others not specifically mentioned, waste paper, wines, wool; storage in underground tanks of oils, petroleum or inflammable fluids in quantities and under conditions permitted by other ordinances;

Wholesale produce salesroom or market;  
Wholesale, packing, repacking, labelling, consigning or storage warehouse; also

Every use of manufacturing, assembling, repairing, packing, finishing, or storage, or any legal use not otherwise classified, if conducted wholly within a building generally occupied by more than one manufacturing use and customarily called a loft building, without serious annoyance or injury to other usual occupants of the same building and without affecting by reason of noxious odors, fumes or gases, or excessive dust, noise, vibration, or danger, a business or other use or activity which is customarily carried on or may be carried on wholly within the same loft building with the C2 use or which may be conducted on adjacent premises.

**C3 Use**—A C3 use shall include, provided all materials and products are stored and all manufacturing operations are carried on entirely within substantial buildings completely enclosed with walls and roof, and provided no operations are of such a nature as to become offensive or noxious to the occupants of adjoining premises devoted to or adapted for other uses, by reason of the emission of odors, fumes or gases, dust, smoke, noise, or vibrations, the following uses:

Brewery;

Cement products such as concrete blocks, pipe, garden furniture manufacturing;

Custom dyeing or cleaning, clothes cleaning, steam cleaning;

Distilled liquors or spirits manufacturing except an M use;

Feed manufacturing, except from refuse, offal or tankage;

Food products, beverages, confections manufacturing, preparation, compounding, baking, canning, packing, or bottling, including the grinding, cooking, roasting, preserving, drying, smoking, or curing of meats, fruits, or vegetables, except a C1 use or a use otherwise classified;

Fuel distributing station (except a C1 use) from which fuel is sold at retail and where all fuel is unloaded from carriers and loaded upon carriers and stored entirely within substantial enclosed buildings, provided the operation of said station is carried on without the emission of dust or noise;

Ice manufacturing for purposes of sale;

Milk or ice distributing station from which truck or wagon deliveries are customarily made;

Poultry killing, packing, or storage for purposes of sale at wholesale;

Paint or enamel blending, including all operations except operations which are M uses or other processes from which offensive or noxious odors, gases or fumes escape from the building;

Soap manufacturing from refined oils or fats, provided competent condensers or other appliances shall be operated where necessary to comply with the definition or the intended definition of a C3 use, and excepting the use of low grade greases, oils or tallow or other ingredients which emit noxious odors;



Stable for the housing of more than 8 horses or cows, livery or boarding or sales stable.

**SECTION 9. Auxiliary Uses in Commercial Districts.**

(a) Auxiliary uses shall be permitted in a Commercial district. An auxiliary use to a C1 or C2 use shall not include a stable for the housing of more than 8 horses or cows or a livery or boarding stable.

(b) An auxiliary use in a Commercial district shall include an M1 storage use as hereinafter defined, provided such M1 storage use shall not occupy in excess of 50 per cent of that part of any premises wholly within a Commercial district, nor shall such M1 storage use be located nearer to a Residence or Apartment district than 50 feet, and further provided that such M1 use shall not be located nearer to a street upon which the C use abuts than 50 feet where a Manufacturing district does not adjoin the same street in the same block or in a block directly across the street from the C use, but an auxiliary M1 use shall in any case be permitted in that part of a Commercial district within 50 feet of a railroad right of way other than a street railway.

(c) An auxiliary use shall not include an M1 use other than storage, nor an M2 or M3 use as hereinafter defined.

**SECTION 10. C Use Limitations.** (a) A C1 use shall not include a C2 or C3 use. A C2 use shall not include a C3 use.

(b) No C2 use which is not auxiliary to and incidental to a C1 use, if such C2 use is located in that part of a Commercial district which is nearer at any point to a Residence or Apartment district than 125 feet, shall be operated between the hours of 8 P. M. and 6 A. M., if such operation involves the trucking or hauling of materials or products during such hours or if such operation involves processes of a nature such as to disturb the occupants of said Residence or Apartment districts between the hours of 8 P. M. and 6 A. M.

(c) No C2 use or part thereof, except a storage warehouse or more than one of such uses collectively or individually, together with auxiliary uses thereto, shall be established on more than one-half of the total floor space of a building located in that part of a Commercial district which is nearer than 125 feet at any point to a Residence or Apartment district, but floor space equal to the ground area of any premises in such part of a Commercial district may be occupied by C2 uses in any case although in excess of the said one-half; and such part of a Commercial district located within 125 feet of a railroad right of way other than a street railway, or located adjoining or across a street or across an alley from a Commercial district which is not restricted by the provisions of this paragraph or from a Manufacturing district, shall be exempt from the floor space restrictions of this paragraph. That portion of a building or premises wholly within such part of a Commercial district shall be deemed a separate building or separate premises for the purpose of determining the areas limited by the provisions of this paragraph.

(d) No C3 use or part thereof, together with auxiliary uses thereto, shall be established in that part of a Commercial district which is nearer at any point to a Residence district or Apartment district than 125 feet.

(e) No opening in the side or rear wall or roof of a public garage shall be nearer to the boundary line of a Residence or Apartment district than 16 feet.

**SECTION 11. Manufacturing Districts.** (a) In a Manufacturing district, no building or premises shall be used nor shall a building be erected, altered, or enlarged which is arranged, intended, or designed to be devoted to a use prohibited in the City of Chicago by any other ordinance. In a Manufacturing district no building or premises shall be used nor shall any building be erected, altered, or enlarged which is arranged, intended, or designed to be used except for R, A, C, or M uses or special uses exclusively as hereinafter provided.

(b) For the purpose of this ordinance, an M use is hereby defined as any use for an occupation, business or activity other than an R, A, or C use, that may lawfully be carried on within the city, and shall include every lawful use except an R, A, or C, or special use. All M uses are further defined and classified as M1, M2, or M3 uses as follows:

**M1 Use**—An M1 use shall include such storage, manufacturing or other uses of property coming within the definition of an M use as do not injuriously affect the occupants of adjacent uses and are so operated that they do not emit dust, gas, smoke, noise, fumes, odors, or vibrations of a disagreeable or annoying nature.

An M1 storage use shall include such uses as

Above ground tanks for the storage of oils, petroleum or other inflammable fluids in quantities not greater than 3,000 cubic feet, except as prohibited or otherwise regulated by other ordinances;

Wholesale lumber yard, retail or mill lumber yard; wood yard; the storage in bulk or in yard or in shed of such products or materials as articles manufactured or in the process of manufacture (except as otherwise classified), asphalt, bark, barrels, boxes, brick, cement, cord wood, cotton, contractor's equipment, crates, creosoted products, gravel, iron, junk, lime, machinery, pipe, plaster, rags, roofing, sand, scrap iron, scrap paper, stone, tar, terra cotta, timber, vehicles; or the storage of any other products or materials which do not emit dust, gas or odors of a disagreeable or annoying nature.

An M1 use, provided such use does not customarily emit dust, gas, smoke, noise, fumes, odors, or vibrations which may be offensive or noxious to the adjacent R or A or C uses and does not injure the operation of adjacent C or M uses, shall include also every such use as

Bleaching and dyeing of yarns, textiles, or felt in case sulphur colors or materials which create offensive odors are not used;

Chalk, graphite, emery, corundum, carborundum, whiting, mercury salts, white lead, red lead, zinc salts, lithopone, plaster, pumice, or talc products manufacturing from the dry materials, or the manufacturing of products from other dust producing materials; provided no operation is contrary to the general definition of an M1 use;

Clay, glass, or shale products manufacturing except a C2 use, including the refining or blending of the raw materials;

Crematory except a crematory located in a cemetery;

Fabricating, other than snap riveting or processes used in bending and shaping of metal which emit noises of a disagreeable or annoying nature, for assembling metal products; forging of metals, melting, casting of metals or manufacturing of



steel or alloys of steel from iron, provided no cupola is employed; and further provided no operation is contrary to the general definition of an M1 use;

Paper or strawboard manufacturing from waste paper stock or pulp board;

Railroad freight, storage or classification yard; railroad shop or roundhouse;

Stone, marble or granite grinding, dressing, or cutting; provided no operation is contrary to the general definition of an M1 use;

Varnish or enamel manufacturing from balsam gums, copal, or spar and turpentine, alcohol or benzine and other ingredients which do not emit disagreeable or noxious fumes or gases;

Or any use not otherwise classified which is not contrary to the general definition of an M1 use and not contrary to the classification of such uses herein made.

**M2 Use**—An M2 use shall include the uses set forth hereunder, provided such use does not customarily emit dust which is not controlled by competent dust collecting appliances, or such use is one which from the nature of the materials handled or processes customarily employed, emits dust, gas, smoke, noise, fumes, or odors, to such an extent as to affect the health, safety, comfort, morals or welfare of occupants of R or A or C uses located not farther than 400 feet from the M2 use, and which use does not customarily emit corrosive or tarnishing gases or fumes which injure C or M uses distant 100 feet or more from the M2 use, or which does not create vibrations to an extent that would damage buildings or affect the position or alignment of machinery erected with usual permanency on premises distant 100 feet or more from the M2 use; in which classification, subject to the conditions named, is every such use as

Bone grinding from soft bone;

Carpet beating or cleaning;

Chalk, graphite, emery, corundum, carborundum, whiting, mercury salts, white lead, red lead, zinc salts, lithopone, plaster, pumice or talc products manufacturing from the dry materials, or the manufacturing of products from other dust producing materials;

Chewing tobacco or snuff manufacturing;

Coffee roasting or manufacturing of coffee substitutes where roasting of cereals is done;

Dyes manufacturing from coal tar derivatives;

Emery, corundum or carborundum, graphite products manufacturing by the employment of grinding processes;

Foundry compound or parting sand manufacturing;

Fuel gas or illuminating gas manufacture or purification;

Fuel gas or illuminating gas storage or the storage above ground of other inflammable fluids except as otherwise classified;

Fuel pocket, tipple, trestle, dump or yard, wholesale or retail, other than a C3 use;

Grain elevator;

Grease, lard, fat, or tallow rendering or refining, except from refuse or rancid fats;

Linseed oil, or similar oils, manufacturing, boiling, or refining;

Lithopone manufacturing;

Live stock corrals or pens, stock yards;

Metal fabricating processes or the assembling of materials where snap riveting is done, or where processes creating noises permitted in the general definition of an M2 use are carried on, for the manufacturing of such products as locomotive or power plant boilers or similar boilers; cranes, dredges, derricks, excavating buckets, locomotives, railroad and electric cars, ships, steel and wood cars, steel truck bodies; structural and reinforcing steel for buildings, bridges, ships and other structures; wire fence, wire lath and reinforcing wire; forging, melting, heating or casting of metals or their alloys, employing all processes, except a use otherwise classified, for the manufacturing of such products as armor plate, automobile or wagon springs, brake shoes, cast iron pipe, cast iron safes, drop forgings, furnaces, ingot-molds, iron or steel billets, plates, sheets, structural shapes, rails, tubes, molding machinery, railroad car wheels, axles, or springs;

Nail, tack or rivet manufacturing where heading or cutting machines are employed;

Operation of internal combustion engines without competent muffling devices;

Paper manufacturing, except as otherwise classified;

Planing mill;

Plaster or plaster of Paris manufacturing;

Pumice stone grinding or refining;

Rubber products manufacturing from Para, plantation or non-ill-smelling African rubbers, in which sulphur chloride is used;

Sausage casing, gut strings or similar products manufacturing;

Sewage purification by Imhoff, activated sludge or similar processes;

Shellac refining;

Slaughtering;

Shoddy or shoddy felt manufacturing;

Soap manufacturing, except a use otherwise classified;

Soya bean oil, or china wood oil manufacturing or refining;

Stone crushing and screening; stone grinding, cutting or buffing not otherwise classified; stone quarry;

Varnish or enamel manufacturing if animal glues or shellac are used as ingredients of the varnish or enamel;

Vinegar or yeast manufacturing;

White lead or red lead manufacturing; whiting manufacturing;

Or any use not otherwise classified or which is not contrary to the general character of M2 uses as indicated by the classification herein contained and the conditions imposed.

**M3 Use**—An M3 use shall include all M uses which are excluded from the M1 and M2 classification; including every such use as:

Animal black, bone black or lamp black manufacturing;

Asphalt manufacturing or refining; asphalt or similar preservative coating or impregnation of fibre materials or wood where heat is applied;

Cattle or sheep dip manufacturing;

Chlorine or bleaching powder manufacturing; electrolysis of brine;

Coal distillation, including derivation of such products as gas, ammonia, or coal tar;

Coal tar, refuse grain, fermented refuse grain, bones, or wood distillation;

Cottonseed oil, or similar oils, manufacturing, boiling or refining;

Creosote manufacturing or refining;

Dyeing of yarn, textiles, or felt, except a use otherwise classified;

Fertilizer manufacturing from organic matter or minerals;

Fish curing, cooking, smoking or canning; fish oil manufacturing or refining;

Glue, size or gelatine manufacturing, where the processes include the refining or recovery of products from fish or animal refuse or offal;

Grain drying or poultry feed manufacturing from refuse mash from breweries or from refuse grain;

Gypsum refining;

Hydrochloric, nitric, sulphuric, or sulphurous acid manufacturing;

Incineration, drying, or reduction or storage, of garbage, offal, refuse, dead animals or other refuse;

Lime kiln;

Ore or slag pile or dock;

Petroleum or kerosene refining or distillation or derivation of by-products;

Portland, slag, or natural cement manufacturing;

Rubber products manufacturing from or the refining of ill-smelling African or similar rubbers;

Slaughter house refuse, or other refuse, or rancid fats, or refuse dead animals, cooking, boiling, or rendering;

Smelting or refining of such metals or their alloys as aluminum, iron, lead, steel, tin, zinc, from the ores;

Starch, dextrine, or glucose manufacturing; sugar refining;

Tanning of hides or pelts, also storage, curing or cleaning of raw hides or pelts;

Wool scouring, washing of hair from tanneries, or from slaughter houses; washing of feathers or similar operations;

Or any other use that is lawful within the city, which would be harmful by reason of dust, gas, smoke, noise, fumes, odors, vibrations, soot, sudden fire or explosion or any other causes, to a use otherwise classified at a distance of 2,000 feet or more from the M3 use; provided the uses set forth hereunder are not contrary to the provisions of any other ordinance of the City of Chicago.

**SECTION 12. M Use Limitations.** (a) An M1 use shall not include an M2 or M3 use and shall not be classified as an M1 use if such M2 or M3 use is present; an M2 use likewise shall not include an M3 use.

(b) No M2 use shall be established nearer to a Residence or Apartment district than 400 feet nor nearer to a Commercial district than 125 feet.

(c) An M3 use shall not be established nearer to a Residence, Apartment or Commercial district than a distance at which the M3 use would not from any cause be offensive or noxious to the occupants of such Residence, Apartment or Commercial district, but the distance of an M3 use from a Commercial district shall not be less than 500 feet nor shall the distance from a Residence or Apartment district be in any case less than 2,000 feet.

**SECTION 13. Special Uses.** (a) For the purposes

of this ordinance all special uses are classified as follows:

Airdrome;

Street car barn;

Cemetery;

Circus, carnival, carousel, open air or tent show or similar use, operated for purposes of private profit;

Hospital or sanitarium for the care of contagious diseases or incurable patients;

Institution for the care of the insane or feeble-minded;

Penal or correctional institution;

Police or fire station;

Public service water reservoir, filtration plant, or pumping station;

Public service or institutional light, heat or power plant except auxiliary use;

Public utility gas plant, electric station or sub-station;

Telephone exchange.

(b) A special use or the extension of an existing special use may be located in any district without restriction as to the distance from any other district, provided such location or such extension will not seriously injure the appropriate use of neighboring property.

**SECTION 14. Non-conforming Uses.** (a) A non-conforming use existing at the time of the passage of this ordinance may be continued.

(b) A non-conforming use shall not be extended, but the extension of a use to any portion of a building which was arranged or designed for such non-conforming use at the time of the passage of this ordinance shall not be deemed the extension of a non-conforming use.

(c) A building other than an A3 use arranged, designed or devoted to a non-conforming use at the time of the passage of this ordinance may not be reconstructed or structurally altered to an extent exceeding in aggregate cost, during any ten-year period, 50 per cent of the value of the building unless the use of such building is changed to a conforming use.

(d) A non-conforming A3 use may be enlarged or extended within the limitations of the volume district in which it is located.

(e) A non-conforming yard storage use shall not be expanded in area of storage space so used.

(f) A non-conforming advertising sign use if removed from the premises may not be replaced.

(g) A non-conforming use shall not be changed unless changed to a more restricted use; provided, however, that in a Residence district an M use shall not be changed unless changed to a conforming use.

(h) A non-conforming use if changed to a conforming use shall not thereafter be changed back to any non-conforming use.

(i) A non-conforming use if changed to a more restricted non-conforming use shall not thereafter be changed unless to a still more restricted use.

(j) In a Residence district an A1 use shall not be changed to an A2 use.

(k) In a Manufacturing district no existing M use shall be deemed to be non-conforming except where such M use is nearer at the time of the passage of this ordinance to a Residence or Apartment or Commercial district, as the case may be, than the minimum distance as prescribed by this ordinance.



(l) For the purposes of this ordinance a use shall be deemed to be changed if changed from a use included in a use class to a use not included in such class.

(m) A non-conforming use except as hereinbefore provided shall be deemed to be changed to a more restricted use if the use to which such non-conforming use is changed is a use included in a use class that in the arrangement of classes precedes the class in which such non-conforming use is included. The classes shall be deemed to be arranged in order of precedence as R, A, C1, C2, C3, M1, M2 and M3, as hereinbefore defined.

**SECTION 14A.** It shall be unlawful for any person, firm or corporation to carry on or engage in the business of keeping a junk store or a junk yard upon any street in the city upon which is located a street railway line.

**SECTION 15. Size of Building.** For the purpose of regulating and limiting the height and bulk of buildings hereafter to be erected, of regulating and limiting the intensity of the use of lot areas, and of regulating and determining the area of open spaces within and surrounding such buildings, the City of Chicago is hereby divided into five classes of districts: 1st Volume district, 2nd Volume district, 3rd Volume district, 4th Volume district and 5th Volume district, as shown on the volume district map which accompanies this ordinance, such volume district map being referred to in Section 3, and by said Section 3 made a part of this ordinance. The volume districts designated on said map are hereby established. No building or part of a building shall be erected except in conformity with the regulations herein prescribed for the volume district in which said building is located. No lot area shall be so reduced or diminished nor shall a building be so enlarged that the volume of the building shall be greater or the open spaces shall be smaller than hereinafter prescribed. The open spaces required for a particular building shall not be included as a part of the required lot or yard areas of any other building.

**SECTION 16. 1st Volume District.** In a 1st Volume district, (except as provided by Section 21 of this ordinance):

(a) No building, except a building in a Commercial or Manufacturing district, shall occupy more than 50 per cent of the area of a lot if an interior lot or 65 per cent if a corner lot, exclusive of the area hereinbefore provided for a garage, and the aggregate volume in cubic feet of all buildings on a lot exclusive of the volume of certain attic spaces or spaces above the ceiling level of the story next below the roof and exclusive of the ground story of a garage shall not exceed the area of the lot in square feet multiplied by 10 feet where the lot is not a corner lot, or by 13 feet in the case of a corner lot, or by 36 feet in a Commercial or Manufacturing district; provided that 2/10 feet but not more than a total of 2 feet in any case shall be added to the 10 feet or to the 13 feet for each 100 square feet that the lot of record prior to the date of the passage of this ordinance, in a Residence or Apartment district, is less in area than 3,600 square feet. Attic space, space above the ceiling level of the story next below the roof of a building or any part of a building, space above the enclosing walls of a church or auditorium, or room or that part thereof contained wholly within the roof space above the level of the enclosing wall or walls, may be enclosed in addition to the volume of a building, provided the cubic content of such space or room or such part thereof is not in excess of the cubic content of the space which

would be enclosed by a hip roof making angles of 60 degrees with the horizontal springing from a horizontal plane on the enclosing walls or part thereof of such building, church, or auditorium;

(b) At any street line no building or part thereof shall exceed a height of 33 feet. For each 1 foot that a building or portion of it sets back from any street line, such building or such portion thereof may be erected 2 feet in height in excess of 33 feet. No part of a building shall be erected to a height at any point in excess of 66 feet;

(c) For each 1 foot that a building or portion of it is distant from the center line of an alley, such building or such portion thereof may be erected 3 feet in height. No building or portion thereof shall be erected nearer the center line of an alley than 8 feet;

(d) For each 1 foot that a building or portion of it sets back from all lines of adjacent premises, such building or such portion thereof may be erected 3 feet in height in excess of 30 feet, provided that along lines of adjacent premises in a 2nd Volume district the setback regulation required along lines of adjacent premises in a 2nd Volume district shall apply, and further provided that along the lines of adjacent premises in a 3rd or 4th or 5th Volume district no setback shall be required. For the purpose of this paragraph the height of a building shall be the mean level of the top of a parapet wall or the mean level of the top of the structure. Chimneys are exempt from the provisions of this paragraph.

**SECTION 17. 2nd Volume District.** In a 2nd volume district, (except as provided by Section 21 of this ordinance):

(a) Located within a Residence or Apartment district no building shall occupy more than 60 per cent of the area of a lot if an interior lot or 75 per cent if a corner lot, exclusive of the area hereinbefore provided for a garage, and the aggregate volume in cubic feet of all buildings on a lot exclusive of the ground story of a garage shall not exceed the area of the lot in square feet multiplied by 40 feet, or by 50 feet in the case of a corner lot, except that 1 per cent but not more than a total of 5 per cent shall be added to the 60 per cent or 75 per cent respectively for each 100 square feet that the lot of record prior to the date of the passage of this ordinance is less in area than 3,600 square feet;

(b) Located within a Commercial or Manufacturing district the aggregate volume in cubic feet of all buildings on a lot shall not exceed the area of the lot in square feet multiplied by 72 feet;

(c) At any street line no building or any part thereof shall exceed a height of 66 feet. For each 1 foot that a building or portion of it sets back from any street line, such building or portion thereof may be erected 2 feet in height in excess of 66 feet. No part of a building shall be erected to a height at any point in excess of 132 feet;

(d) For each 1 foot that a building or portion of it is distant from the center line of any alley, such building or such portion thereof may be erected 5 feet in height and no building or portion thereof shall be erected nearer to the center line of an alley than 8 feet; provided these regulations shall not be applied along that part of an alley for the 55 feet of its length nearest the street which the alley intersects;

(e) Located within a Residence or Apartment district for each 1 foot that a building or portion of it sets back from any line of adjacent premises, such



building or such portion thereof may be erected 3 feet in height in excess of 44 feet, provided that along lines of adjacent premises in a 3rd or 4th or 5th Volume district, this setback regulation shall not be required. Chimneys are exempt from the provisions of this paragraph.

**SECTION 18. 3rd Volume District.** In a 3rd Volume district, (except as provided by Section 21 of this ordinance):

(a) Located within a Residence or Apartment district no building shall occupy more than 75 per cent of the area of a lot if an interior lot or 90 per cent if a corner lot, exclusive of the area hereinbefore provided for a garage, and the aggregate volume in cubic feet of all buildings on a lot exclusive of the ground story of a garage shall not exceed the area of the lot in square feet multiplied by 100 feet, or by 120 feet in the case of a corner lot;

(b) Located within a Commercial or Manufacturing district the aggregate volume in cubic feet of all buildings on a lot shall not exceed the area of the lot in square feet multiplied by 144 feet;

(c) At any street line no building or part thereof shall exceed a height of 132 feet. For each 1 foot that a building or portion of it sets back from any street line, such building or such portion thereof may be erected 2 feet in height in excess of 132 feet. No part of a building shall be erected to a height at any point in excess of 198 feet;

(d) For each 1 foot that a building or portion of it is distant from the center line of any alley, such building or such portion thereof may be erected 7 feet in height and no building or portion thereof shall be erected nearer to the center line of an alley than 8 feet, provided these regulations shall not be applied along that part of an alley for the 55 feet of its length nearest the established building line on the street which the alley intersects.

**SECTION 19. 4th Volume District.** In a 4th Volume district, (except as provided by Section 21 of this ordinance):

(a) The aggregate volume in cubic feet of all buildings on a lot shall not exceed the area of the lot in square feet multiplied by 216 feet, or by 240 feet in the case of a corner lot which is located also in a Residence or Apartment district; in a Residence or Apartment district the area provisions of Section 18, paragraph (a) shall apply;

(b) At any street line no building or part thereof shall exceed a height of 198 feet. For each 1 foot that a building or portion of it sets back from any street line, such building or such portion thereof may be erected 3 feet in height in excess of 198 feet. No part of a building shall be erected to a height in excess of 264 feet;

(c) For each 1 foot that a building or portion of it is distant from the center line of any alley, such building or such portion thereof may be erected 9 feet in height, provided this regulation shall not be applied along that part of an alley for the 55 feet of its length nearest the street which the alley intersects;

**SECTION 20. 5th Volume District.** In a 5th Volume district, (except as provided by Section 21 of this ordinance):

(a) No building or part thereof shall be erected to a height at any street line or alley line in excess of 264 feet, provided however, that back from the street line or alley line such building or part thereof may be erected so as not to protrude

above a plane sloping up at an angle of 30 degrees with the horizontal from such street line or alley line at the height limit a distance from such street line or alley line of 32 feet measured on the slope. The height of such sloping plane shall be the ultimate height of the structure. In a Residence district or Apartment district the area provisions of Section 18, paragraph (a) shall apply;

(b) For each 1 foot that a building or portion of it is distant from the center line of any alley, such building or such portion thereof may be erected 10 feet in height, provided this regulation shall not be applied along that part of an alley for the 55 feet of its length nearest the street which the alley intersects.

**SECTION 21. General Volume District Provisions.**

(a) Where all parts of a cornice of any building or structure are more than 12 feet above the grade as defined in Section 2, paragraph (i) and below a height of 120 feet in a 3rd Volume district or below 186 feet in a 4th Volume district or below 252 feet in a 5th Volume district, and where such cornice extends in whole or in part along the street frontage of a building and where the return of such cornice, if any, along an alley wall is not longer than a distance equal to the width of the alley, such cornice may project into the street a distance of 5 feet and into the alley a distance of 3 feet, but for each 1 foot above the height of 120 feet or 186 feet or 252 feet in the 3rd or 4th or 5th Volume districts respectively, the projection of the cornice shall be reduced 3 per cent of the prescribed 5 feet or 3 feet until a projection of 2 feet shall have been reached. Above the height of a parapet as provided for by paragraph (b) of this section, no part of a structure shall project into a street or alley a greater distance than 2 feet.

(b) Nothing in this ordinance shall prevent the erection above the street line height limit of such structural members as are required to support the roof, or a parapet wall or cornice solely for ornament and without windows, extending above such height limit not more than 5 per cent of such height, but such parapet wall or cornice may in any case be at least 5½ feet high but shall not be higher than 8 feet above such height limit.

(c) Nothing in this ordinance shall prevent the erection in a Manufacturing or Commercial district, above the height and in excess of the volume as provided by this ordinance of grain elevators, conveyors, derricks, gas holders, or other necessary appurtenances to manufacturing or storage operations in connection therewith.

(d) In a 1st or 2nd Volume district which is also in a Commercial or Manufacturing district, or in a 3rd, 4th or 5th Volume district: if the area of a building is reduced so that above the street line height limit it covers in the aggregate not more than 25 per cent of the area of the premises, the building above such height shall be excepted from the volume and street line height limit regulations. The aggregate volume in cubic feet of all such portions of the building shall not exceed one-sixth of the volume of the building as permitted by this ordinance on the premises upon which such portions are erected; provided that for each 1 per cent of the width of the lot on the street line that the street wall above the street line height limit is greater in length than 50 per cent of the width of the lot, such wall shall be erected not nearer to such street line than 1 foot; and further provided that for each 10 feet in height that any such portion of the building is erected above the street line height

limit, such portion of the building shall be set back 1 foot from all lines of adjacent premises. For purposes of this paragraph, the permitted volume of a building in the 5th Volume district shall be the cubic contents of the space which may be occupied under the provisions of Section 20 of this ordinance.

(e) The street line height limit in a 2nd, 3rd, or 4th Volume district shall be increased  $33\frac{1}{3}$  percent of such height limit on that frontage of premises which abuts on a street greater in width than 120 feet, or on that frontage of premises directly across the street from a public park, public playground, public waterway, or cemetery, or railroad right of way other than a street railway. The same increase in the street line height limit shall apply to the frontage on a street which intersects or intercepts such street or park or playground or waterway or cemetery or railroad right of way for a distance from such street or park or playground or waterway or cemetery or railroad right of way equal to the depth of the lot under one ownership at the time of the passage of this ordinance but not beyond the boundary of the volume district which that part of the frontage of the lot is in (1) which abuts on a street greater in width than 120 feet, or (2) which is directly across the street from such park, playground, waterway, cemetery, or right of way, in any case. But the provisions of this paragraph shall not be so construed as to increase the ultimate height limit or the volume limit as provided by this ordinance.

(f) In a 3rd, 4th or 5th Volume district which is also in an Apartment district, the entire ground area of the lot up to an ultimate height of 30 feet may be occupied, provided such space shall be used only as a waiting room, lobby, or lounging room or auditorium or service rooms, auxiliary to an R2 or A use, and further provided that the volume as permitted by this ordinance shall not be increased, and further provided that the provisions of Section 22

shall take precedence over all provisions of this paragraph.

(g) Nothing in this ordinance shall prevent the erection above the street line height limit, of spires in connection with an R2 use.

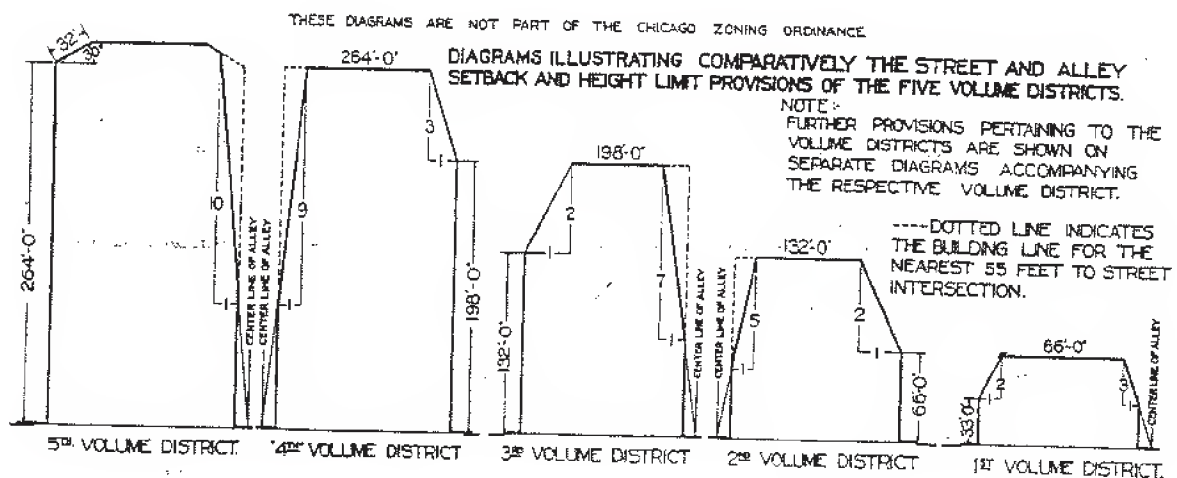
(h) Where premises in one volume district are directly across an alley from a less restricted volume district, all the regulations prescribed by this ordinance pertaining to the distance of a building or part thereof from the center line of an alley for that less restricted district shall be applied to such premises.

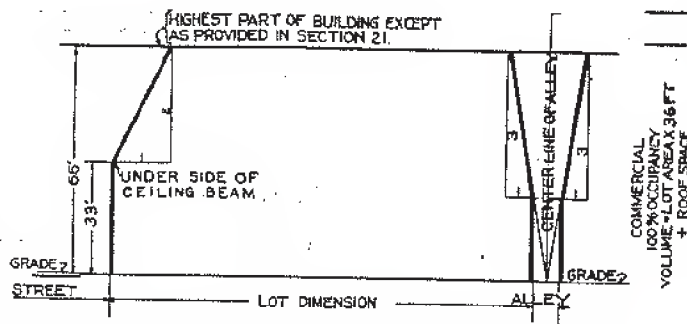
(i) Where premises or any portion thereof abut on an alley which also adjoins a railroad right of way, public park, playground or cemetery, or which abut on the end of what is commonly known as a blind alley, the provisions pertaining to distance of a building or part thereof from the center line of an alley shall not apply for such premises or such portion thereof.

(j) A fire escape as required by other ordinances of the City of Chicago, fire-proof outside stairway or solid floor balcony to a fire tower if projected not more than 4 feet into a court or yard, the ordinary projections of window sills, belt courses, if such projections do not exceed 6 inches, shall not be deemed to reduce the area or volume of open spaces. Cornices or similar ornamental features projecting not over 4 feet into courts, which open on a street or alley shall not be deemed to reduce the area or volume of open spaces for the purpose of determining the volume of a building.

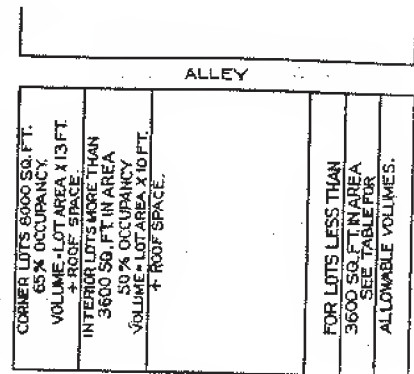
(k) Where a lot greater in area than 8,000 square feet, located in a Residence or Apartment district abuts on two intersecting streets at their intersection, the area and volume of the building as permitted by this ordinance may be distributed over the lot.

(l) The provisions of Section 22 shall take precedence over the area provisions of all Volume district sections of this ordinance.

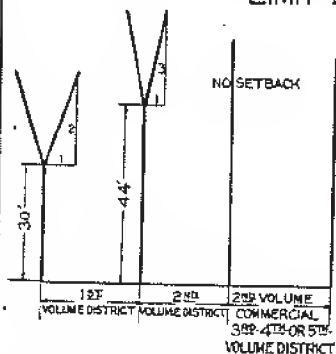




STREET AND ALLEY SETBACK AND HEIGHT LIMIT PROVISIONS.

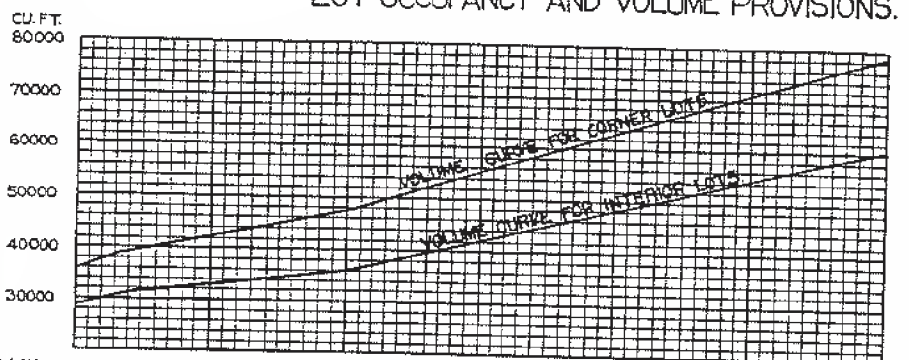


STREET



SIDE LINE SETBACK PROVISIONS.

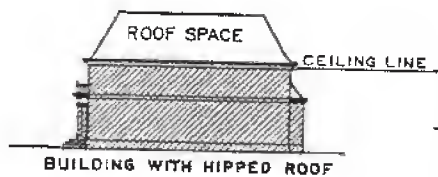
LOT OCCUPANCY AND VOLUME PROVISIONS.



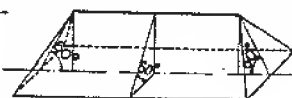
		20 FT.	25'	30'	35'	40'	45'	50'
		2400 SQ. FT.	3000'	3600'	4200'	4800'	5400'	6000'
		OCCUPANCY OF 30 TO 50 FT. LOTS.						
		50% 1200 SQ. FT.	50% 1500 SQ. FT.	50% 1800 SQ. FT.	2100 SQ. FT.	2400 SQ. FT.	2700 SQ. FT.	3000
INTERIOR LOTS.	BUILDING HEIGHTS	20'	50 1200	45 1500	45 1620	1909	2160	2430
	22'	48 1152	43 1344	40 1440	1660	1920	2160	2400
	25'	43 1026	40 1200	356 1282	1500	1709	1922	2136
	28'	40 960	37 1120	33 1188	1400	1600	1782	1980
	30'	34 823	32 960	285 1026	1200	1366	1539	1710
	35'							
LOTS 120 FT DEEP		65% 1560 SQ. FT.	65 1950 SQ. FT.	65% 2340 SQ. FT.	2730 SQ. FT.	3120 SQ. FT.	3510 SQ. FT.	3900
	20'	65 1560	64 1936	59 2127	2478	2832	3186	3540
	22'	60 1440	56 1704	51 1870	2143	2448	2754	3060
	25'	53 1235	51 1529	46 1670	1932	2208	2484	2760
	28'	50 1200	47 1420	43 1560	1806	2064	2322	2580
	30'	42 1030	40 1210	37 1336	1554	1776	1998	2220
	35'							
CORNER LOTS.								

CURVES AND TABLES FOR DETERMINING LOT OCCUPANCY AND VOLUME ALLOWANCE.

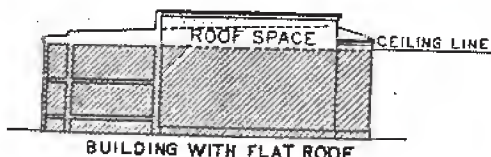
EXAMPLES SHOWING APPLICATION OF VOLUME AND ROOF SPACE PROVISIONS.



BUILDING WITH HIPPED ROOF

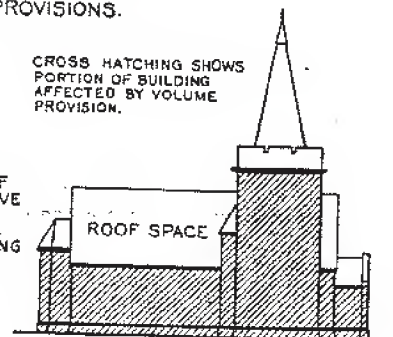


CROSS HATCHING SHOWS PORTION OF BUILDING AFFECTED BY VOLUME PROVISION.



BUILDING WITH FLAT ROOF

IN ADDITION TO VOLUME OF BUILDING, ROOF SPACE ABOVE LEVEL OF ENCLOSING WALLS EQUAL TO CUBICAL CONTENTS CONTAINED BY HIP ROOF MAKING ANGLES OF 60° WITH THE HORIZONTAL MAY BE ADDED.

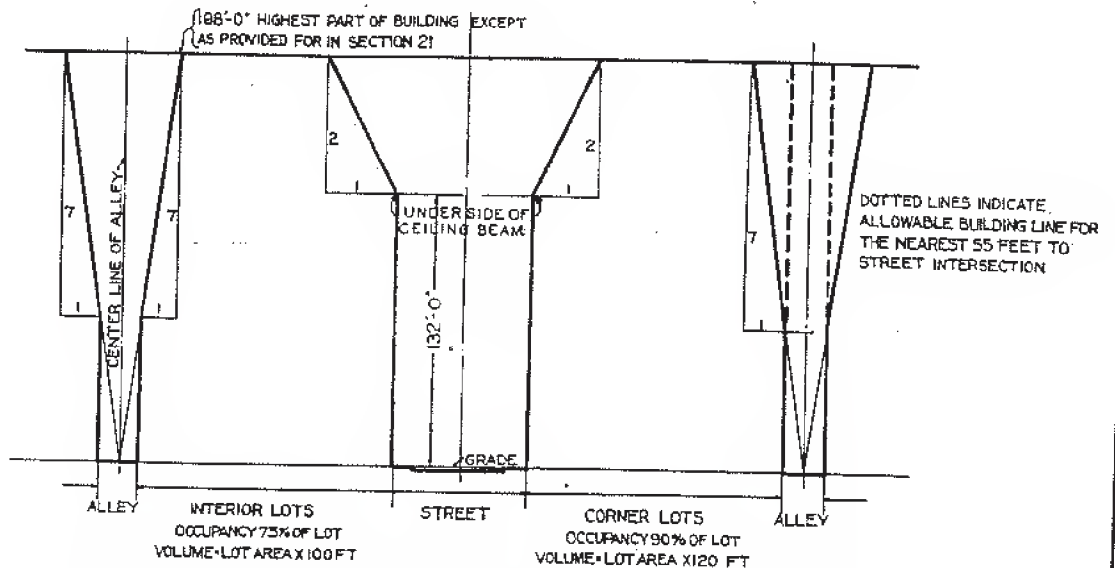


CHURCH

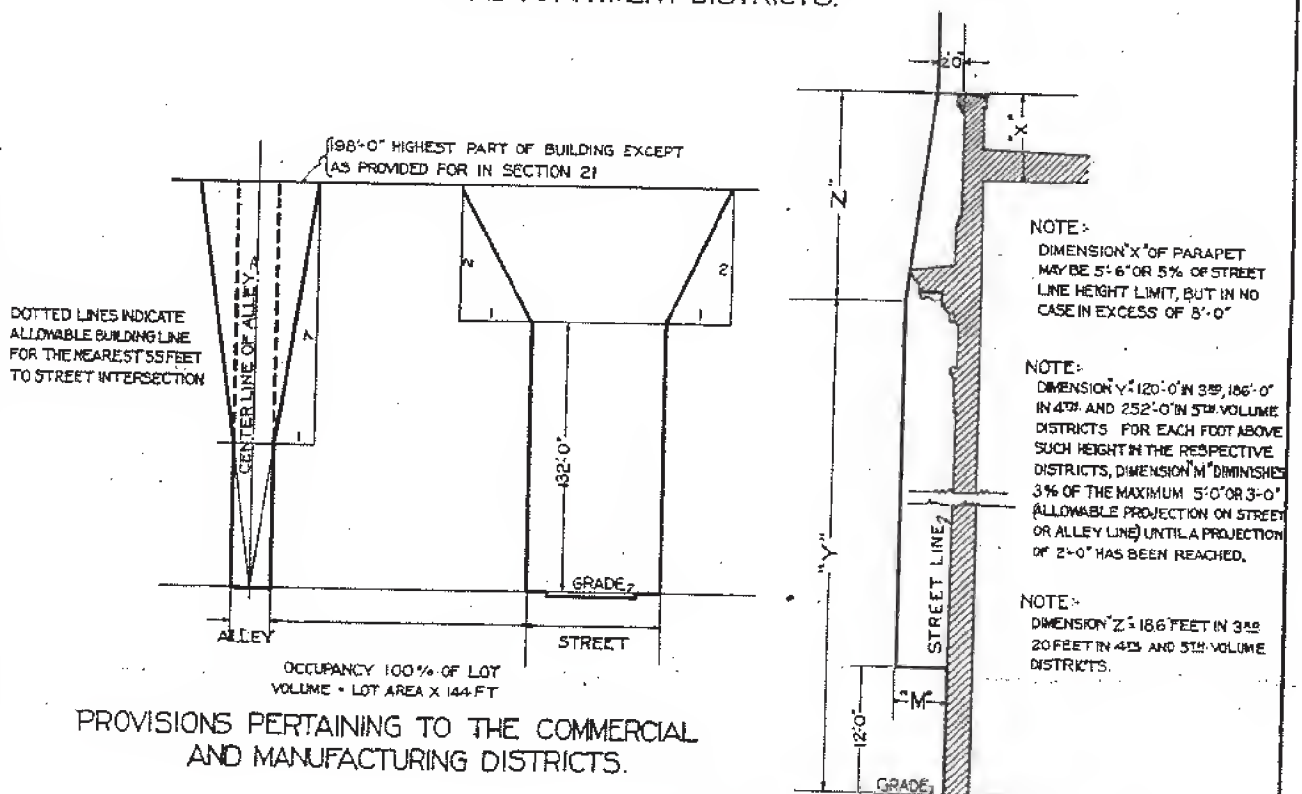
ZONING ORDINANCE PROVISIONS FOR THE 1ST VOLUME DISTRICT.  
THESE DIAGRAMS ARE NOT PART OF THE CHICAGO ZONING ORDINANCE.







### VOLUME DISTRICT PROVISIONS PERTAINING TO RESIDENCE AND APARTMENT DISTRICTS.



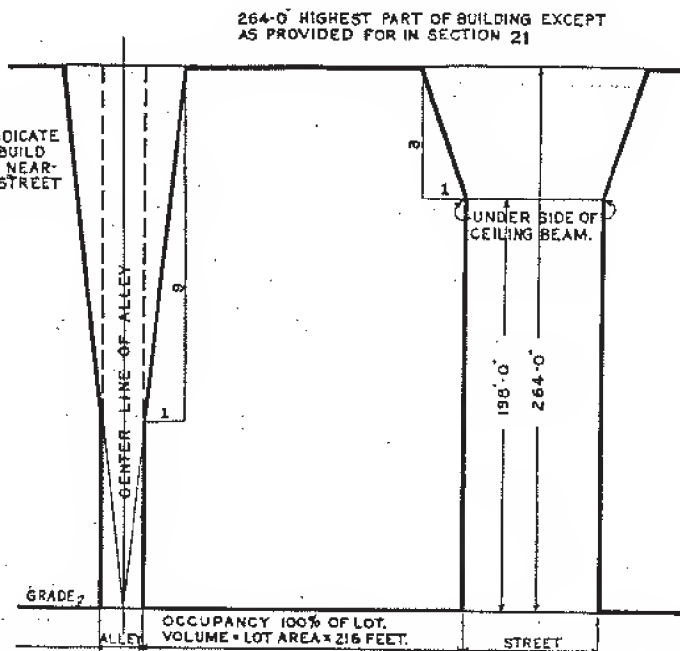
### PROVISIONS PERTAINING TO THE COMMERCIAL AND MANUFACTURING DISTRICTS.

SECTION SHOWING CERTAIN PROVISIONS PERTAINING TO CORNICE AND PARAPET WALLS FOR THE 3RD, 4TH AND 5TH VOLUME DISTRICTS.

ZONING ORDINANCE PROVISIONS FOR THE 3RD VOLUME DISTRICT.

THESE DIAGRAMS ARE NOT PART OF THE CHICAGO ZONING ORDINANCE.

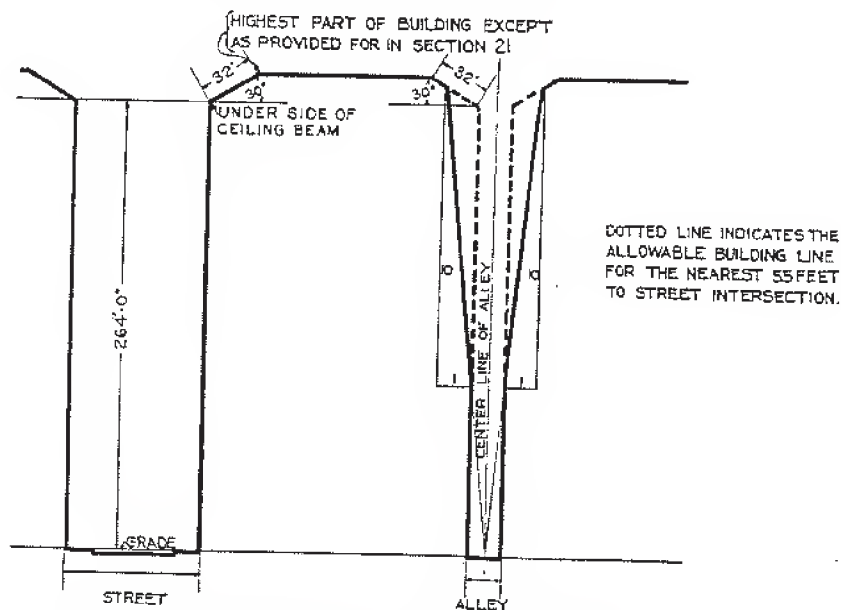
DOTTED LINES INDICATE THE ALLOWABLE BUILDING LINE FOR THE NEAREST 55 FEET TO STREET INTERSECTION.



SIDE LINE SETBACK PROVISION FOR TOWERS.

STREET AND ALLEY SETBACK AND HEIGHT LIMIT PROVISIONS.

## ZONING ORDINANCE PROVISIONS FOR 4<sup>TH</sup> VOLUME DISTRICTS.



ENVELOPE FOR 5<sup>TH</sup> VOLUME DISTRICT.  
(NO VOLUME PROVISION)

NOTE:  
FOR CORNICE AND PARAPET PROVISIONS SEE DIAGRAMS ACCOMPANYING THE 3RD. VOLUME DISTRICT PROVISIONS.

ZONING ORDINANCE PROVISIONS FOR THE 5<sup>TH</sup> VOLUME DISTRICT.  
THESE DIAGRAMS ARE NOT PART OF THE CHICAGO ZONING ORDINANCE.



## CHICAGO ZONING ORDINANCE.

## SUMMARY OF VOLUME DISTRICT PROVISIONS.

(Not a part of the ordinance.)

Volume Districts	Use Districts	Lot	Occupancy of lot in per cent of lot area	Volume of building area of lot times	1 ft. setback from side lot lines for each 3 ft. above	Height limit at street line in feet	1 ft. setback from street line above height limit for added height of	1 ft. setback from center line of alley at grade for height of	Ultimate height of building in feet	No building nearer the center line of alley than
1st	Res. or Apt. Res. or Apt. Com. or Mfg.	Interior Corner	50 65 100	10 (D) 13 (D) 36 (D)	30 ft. (G)	33 (F)	2 ft.	3 ft.	66 (K)	8 ft.
2nd	Res. or Apt. Res. or Apt. Com. or Mfg.	Interior Corner	60 (B) 75 (B) 100	40 50 72	44 ft. (G) None	66 (F)	2 ft.	5 ft. (L)	132 (K)	8 ft. (M)
3rd	Res. or Apt. Res. or Apt. Com. or Mfg.	Interior Corner	75 90 100	100 120 144	None	132 (F)	2 ft.	7 ft. (L)	198 (K)	8 ft. (M)
4th			100	216	None	198 (F)	3 ft.	9 ft. (L)	264 (K)	
5th			100	No Volume Provision	None	264	(H)	10 ft. (L)	(H) (K)	

## NOTES.

(Not a part of the ordinance.)

A—Corner lot maximum area 8,000 square feet.

B—1% (maximum 5%) may be added to the 60% or 75% of the area in a 2nd Volume Residence or Apartment district for each 100 square feet that the lot is less in area than 3,600 square feet.

C—Private or community garage 1 story not included in area or volume limits in 1st, 2nd or 3rd Volume Residence or Apartment districts.

D—Volume of a building includes courts not open to a street or alley; in a 1st Volume district space under a pitched roof (equal in volume to a 60 degree hip roof) may be erected in addition to Volume; 2/10 foot (maximum 2 feet) may be added to Volume factors of 10 feet and 13 feet in a 1st Volume Residence or Apartment district for each 100 square feet that the lot is less in area than 3,600 square feet.

E—Height limit at street line is to under side of ceiling beams; parapet (maximum height 8 feet) may be added.

F—Street line height limit may be relaxed where frontage is on a public space.

G—Side lot line set back height limit is to the mean level of the top of fire wall; at a district boundary the least restrictive rule applies.

H—In a 5th Volume district the slope up from the street and alley lines above 264 feet is 30 degrees, for a distance of 32 feet up the slope.

I—Cornices with 5 feet projection are permitted (3 feet projection in an alley back from the street a distance equal to the width of the alley) to a height 20 feet below the height limit of the parapet; for each 1 foot above that height the cornices are reduced in projection 3%.

J—Grain elevators, derricks, gas tanks, etc., are allowed above height limit in a 1st, 2nd or 3rd Volume manufacturing use.

K—Towers in 1st and 2nd Volume commercial or manufacturing districts and in 3rd, 4th or 5th Volume districts. (See paragraph (d) Section 21.)

L—Alley set back in a 2nd, 3rd, 4th or 5th Volume district does not apply for nearest 55 feet to the street which the alley intersects.

M—Distance of buildings from center line of alleys in a 2nd or 3rd Volume district does not apply for nearest 55 feet to the street which the alley intersects.

**SECTION 22. Building Lines.** (a) For the purpose of preventing the obstruction to light and air for adjoining premises in Residence and Apartment districts by establishing building lines along the street frontage, no building shall be erected or altered in a Residence or Apartment district which is also in a 1st, 2nd or 3rd volume district or as provided by paragraph (e) of this section in a Commercial district, except in such a manner as to conform to the provisions of this section.

(b) In a Residence district no building shall be erected whose street wall is nearer the front street line than a distance equal to 15 per cent of the average depth of the lots in a block except as hereinafter

provided. In an Apartment district no building shall be erected whose street wall is nearer to the front street line than a distance equal to 10 per cent of the average depth of the lots in a block except as hereinafter provided.

(c) Where a block is occupied or partially occupied by buildings which existed in the block at the time of the passage of this ordinance, the average of the distances from the street line of the front street walls of buildings shall be the established building line; but where this average distance does not exceed 10 feet in a block in which the street wall of any existing building is nearer along the front line to the street than 5 feet the street wall may be erected at

the street line. Lots occupied by buildings designed for residence uses permitted in a Residence district, unless the aggregate frontage of such lots exceeds 50 per cent of the total frontage in the block, shall be considered as though vacant where located in an Apartment district for the purpose of establishing the building line.

(d) For the purpose of computing the average of the distances of street walls of buildings from the street line, the street wall nearest the street shall be considered as though it were continuous across the entire lot frontage and such average shall be based upon units of lot frontage, but buildings whose street walls are distant from the street line in excess of the provisions of paragraph (b) of this section shall be deemed to exactly conform to the provisions of paragraph (b), and existing auxiliary buildings, temporary buildings, fences, advertising signs, retaining walls, steps, balustrades, or similar existing structures shall not be considered in computing such average.

(e) Along the side of a corner lot in a Residence district or Apartment district which is not known as the front line and which generally is the side having the greatest dimension along a street line and which side line is in the same block with a lot or lots whose street line is the front line, no building shall be erected whose street wall is nearer the street at the rear end of such side line than the established building line in the block and for each 1 foot that the building or part thereof is distant from the adjoining lot line exclusive of the width of an intervening alley, if any, such building or such part thereof may be erected 1 foot nearer to the street line. The provisions of this paragraph shall apply to a Commercial district which is also in a 1st or 2nd Volume district and which is in the same block with a Residence district or Apartment district.

(f) Where a lot adjoins premises, the street wall line of which is unrestricted or less restricted by this section, the street wall line of such lot for that 75 per cent of the lot frontage nearest to such unrestricted or less restricted street wall line but not in excess of 30 feet in any case, may conform to the provisions of this section as they apply to such unrestricted or less restricted street wall which it adjoins.

(g) Where any existing building erected prior to the time of the passage of this ordinance has its street wall nearer to the street line than the building line as established by this section, then the street wall of any building erected or altered on that 75 per cent of the frontage not in excess of 30 feet of the adjacent lot which immediately adjoins the lot occupied by such existing building may approach not nearer the street line than the street wall of such existing building.

(h) Cornices, belt courses, an entrance canopy or similar roofed space having not more than 20 square feet of horizontal area covered by roof for each 25 feet of lot frontage, porches or bays projecting not more than 3 feet 6 inches exclusive of cornice and having an aggregate volume at any story not in excess of 35 per cent of the area of that part of the street wall of a building at such story multiplied by 3½ feet, and steps and landings below the level of the first floor, and their balustrades and open fences or railings or similar structures hereafter erected, provided such fences or railings or structures do not obstruct vision to an extent in excess of 40 per cent above a height of 4 feet 6 inches above the established grade, shall be exempt from the restrictions provided by this section.

(i) The premises of each building, with its usual

auxiliary buildings, existing at the time of the passage of this ordinance, or premises or part thereof which may hereafter be occupied by buildings, or additions to existing buildings, shall be deemed a lot for the purposes of this section. Lots separated by an alley shall be deemed to be adjoining. All measured distances shall be to the nearest integral foot. If the fraction is ½ foot or less the integral foot next below shall be taken.

**SECTION 23. District Boundaries.** (a) Whenever a portion of any district is indicated upon the use or volume district map as a strip paralleling an opened or unopened street, the width of this strip, unless delimited on the map by dimensions, lot lines, alleys, railroad or elevated railway rights of way, or otherwise, shall be assumed to be 125 feet measured at right angles from the nearest street line of the street to which it is parallel and adjacent.

(b) The district boundaries are, unless otherwise indicated, either street lines or lines drawn parallel to and 125 feet back from one or more of the street lines bounding a block. Where two or more district designations are shown within a block 250 feet or less in width the boundary of the less restricted district shall be deemed 125 feet back from its street line. Where two or more district designations are shown within a block more than 250 feet in width the boundary of the more restricted district shall be deemed 125 feet back from its street line.

(c) Where the street layout actually on the ground varies from the street layout as shown on the use or volume district map, the designation shown on the mapped street shall be applied to the unmapped streets in such a way as to carry out the manifest intent and purpose of the plan for the particular section in question.

(d) Where a district boundary line as defined in this section or as shown on the use or volume district map divides a lot in single ownership at the time of the passage of this ordinance, the use or volume authorized on the least restricted portion of such lot shall be construed as extending to the entire lot, provided this does not extend more than 25 feet beyond the said boundary line of the district in which such use is authorized. The use or volume so extended shall be deemed to be conforming.

(e) The space above the surface of streets, alleys or waterways are to be regarded merely as explanatory of the maps and shall not be deemed to be a part of the use district to which it is adjacent.

(f) Submerged lands which may hereafter be reclaimed, unless otherwise indicated on the use or volume district maps, shall be deemed to be in the same use and volume district as premises not now submerged to which such submerged lands are contiguous.

(g) Areas on the use and volume district maps along the margin of such maps outside of the border line streets are to be regarded merely as explanatory of the maps and shall not be considered as indicating the use or volume indicated thereon.

**SECTION 24. Completion and Restoration of Existing Buildings.** Nothing herein contained shall require any change in the plans, construction or intended use of a building for which a building permit has been heretofore issued and the construction of which shall have been diligently prosecuted within one year of the date of such permit, and the ground story of which, including the second tier of beams shall have been completed within such year, and which entire building shall be completed according to such plans as filed within three years from the date of the passage of this ordinance; provided the time shall be extended for not to exceed one year, or in cases where one such extension may have been



granted the time shall be further extended for one year within which such ground story framework, including the second tier of beams shall be completed in any case where actual construction or fabrication was begun early enough to allow, under the then existing conditions, adequate time for completion as above specified and where such construction or fabrication was diligently prosecuted and where such completion has been prevented by conditions impossible to foresee and beyond the control of the owner or builder. Nothing in this ordinance shall prevent the restoration of a building or an advertising sign destroyed by fire, explosion, act of God or act of the public enemy, not in excess of 50 per cent of the value of the building, or prevent the continuance of the use of such building or part thereof as such use existed at the time of such destruction of such building or part thereof or prevent a change of such existing use under the limitations as hereinbefore provided.

**SECTION 25. Administration.** This ordinance shall be enforced by the Commissioner of Buildings. The Commissioner of Buildings is hereby empowered and it shall be his duty to administer this ordinance in conjunction with the administration of such portions of the general ordinances of the City of Chicago as are commonly designated as the building code of the City of Chicago in such a manner as to facilitate their joint administration. For the purpose of enforcing this ordinance the authority vested in him under the said building code is hereby declared to be vested in him under this ordinance.

**SECTION 26. Certificates of Occupancy.** (a) It shall be unlawful to use or permit the use of any building or premises or part thereof, hereafter created, erected, changed or converted wholly or partly in its use or structure, until a certificate of occupancy, to the effect that the building or premises or the part thereof so created, erected, changed or converted, and the proposed use thereof, conform to the provisions of this ordinance, shall have been issued by the Commissioner of Buildings. No change or extension of use and no alterations shall be made in a non-conforming use or premises without a certificate of occupancy having first been issued by the Commissioner of Buildings that such change, extension or alteration is in conformity with the provisions of this ordinance.

(b) Certificates of occupancy shall be applied for at the same time that the building permit is applied for and shall be issued within 10 days after the erection or alteration of the building shall have been completed. A record of all certificates shall be kept on file in the office of the Commissioner of Buildings and copies shall be furnished upon request to any persons having a proprietary or tenancy interest in the building affected.

(c) Pending the issuance of a regular certificate, a temporary certificate of occupancy may be issued for a period not exceeding six months, during the completion of alterations or during partial occupancy of a building pending its completion. Such temporary certificates shall not be construed as in any way altering the respective rights, duties or obligations of the owners or of the city relating to the use or occupation of the premises or any other matter covered by this ordinance, and such temporary certificate shall not be issued except under such restrictions and provisions as will adequately insure the safety of the occupants. No temporary certificate shall be issued if prior to its completion the building fails to conform to the provisions of the building code or of this ordinance to such a degree as to render it unsafe for the occupancy proposed.

**SECTION 27. Plats.** Each application for a building

permit shall be accompanied by a plat in duplicate, drawn to scale and in such form as may be prescribed by the Commissioner of Buildings, showing the actual dimensions of the lot to be built upon, the size of the building to be erected, and such other information as may be necessary to provide for the enforcement of the regulations contained in this ordinance. A careful record of such applications and plats shall be kept in the office of the Commissioner of Buildings.

**SECTION 28. Board of Appeals.** A board of appeals is hereby established. The members of the board of appeals shall be appointed by the Mayor, subject to confirmation by the City Council. The board of appeals shall consist of five members. One of said members shall be an architect who has had 10 years' experience in the practice of his profession, one shall be a structural engineer who has had 10 years' experience in the practice of his profession, another shall have had 10 years' experience as a builder, and still another shall have had 10 years' experience as a real estate dealer. The chairman shall be designated by the Mayor. The board of appeals shall keep minutes of its proceedings showing the vote of each member on every question, or if absent or failing to vote indicating such fact. The board of appeals in its rules shall fix the time for regular meetings of the board. Special meetings may be called by the chairman or at the request of two members, provided that notice of the same shall be mailed to each member at least 24 hours before the time set, except that the announcement of a special meeting at any meeting at which all members are present shall be sufficient notice of such meeting. All meetings shall be open to the public. A quorum of the board of appeals shall consist of three members. A majority of the members present at each meeting shall control its official actions. The members of the board shall attend meetings in person.

**SECTION 29. Functions of the Board of Appeals.** (a) The board of appeals shall adopt from time to time such rules and regulations as it may deem necessary to interpret and to carry into effect the provisions of this ordinance, and shall recommend to the City Council such ordinances or amendments as it may deem necessary or desirable to carry into effect the provisions of this ordinance or to modify the same. Variations from or amendments to this ordinance shall in all cases be made by ordinance. The regulations imposed and the districts created under this ordinance may be varied or amended from time to time by ordinance, but no such variations or amendments shall be made without a hearing before the board of appeals, at which persons interested shall be afforded an opportunity to be heard. Notice of such hearing shall be published at least 15 days in advance thereof in a newspaper of general circulation in Chicago. Such notice shall state the time and place of the hearing and the place where copies of the proposed varying or amending ordinance will be accessible for examination by interested parties. Such hearing may be adjourned from time to time. Within 30 days in cases of amendments and five days in cases of variations after the final adjournment of such hearing the board of appeals shall make a final report and submit a proposed ordinance to the City Council. The City Council may enact the ordinance with or without change or may refer it back to the board of appeals for further consideration. Any proposed variation or amendment which fails to receive the approval of the board of appeals shall not be passed, except by the favorable vote of



(b) *Amendments.* In case of written protest against any proposed amendment signed and acknowledged by the owners of 20 per cent of the frontage proposed to be altered, or by the owners of 20 per cent of the frontage immediately adjoining or across an alley therefrom, or by the owners of 20 per cent of the frontage directly opposite the frontage proposed to be altered as to such regulations or district, filed with the said board of appeals or with the City Council, such amendment shall not be passed, except by the favorable vote of two-thirds of all the members of the City Council. If any area is hereafter transferred to another district by a change in district boundaries by an amendment, as above provided, the provisions of this ordinance in regard to buildings or premises existing at the time of the passage of this ordinance shall apply to buildings or premises existing at the time of passage of such amendment in such transferred area.

(c) *Variations.* Upon application such board of appeals shall have power to review the action of the enforcing officer of the City of Chicago in order to determine whether it is in accordance with the terms of this ordinance. Where in specific cases of applications for permits there are practical difficulties or particular hardship in the way of carrying out the strict letter of the provisions of this ordinance the board of appeals shall have power upon application to recommend variations of or from the original ordinance or amendments thereto.

(d) Variations in specific cases of practical difficulties or particular hardship shall include the following, but the enumeration of such cases shall not be deemed to prevent the recommendation of other proper variations:

(1) Granting of permission to devote premises in a Residence or Apartment district to a non-conforming A use or C use, except a billboard, in a block, or in a block directly across a street from a block, in which there exists a non-conforming A use or C use respectively of a similar nature, provided that such permission shall not be so exercised as to permit either such use of premises in blocks where no such use existed at the time of the passage of this ordinance on either side of the street, and further provided that a non-conforming use herein permitted shall not exceed in area of premises or cubical contents of structures of the similar non-conforming use then existing. In granting such permission the building line regulation provided by this ordinance for the block shall be maintained, and the use permitted shall be deemed to be non-conforming in the same sense as though it were erected prior to the time of the passage of this ordinance.

(2) The extension of a non-conforming use or building upon the lot occupied by such use or building at the time of the passage of this ordinance. The erection of an additional building upon a lot occupied at the time of the passage of this ordinance by a business or industrial establishment in case such additional building is a part of such establishment, when carrying out the strict letter of the provisions would result in practical difficulties or extreme and unnecessary hardship.

(3) In undeveloped sections of the city the issuance of temporary and conditional permits for not more than two years for structures and uses in contravention of the use regulations controlling Residence districts; provided such uses are important to the development of such undeveloped sections and also provided such uses are not prejudicial to the adjoining and neighboring sections already developed.

(4) In a Residence district the location of an R2 use contrary to the provisions of Section 5, provided the R2 use will not injure neighboring property for dwelling house purposes.

(5) In a 1st, 2nd or 3rd Volume district, the moderate relaxation of the area or volume provisions of Section 16, 17 or 18 for the erection of a building for an R2 or A3 use where the premises to be devoted to such use were acquired prior to the time of the passage of this ordinance.

(6) Variation in the application of Section 10 or Section 14 in a Commercial district or part thereof in blocks adjoining the city limits of Chicago or on premises across the street from blocks in which the limitations provided by Section 10 do not apply or in neighborhoods where uses existing at the time of the passage of this ordinance are contrary to the provisions of such section or where by reason of amendment to the ordinance the said district or part thereof comes to be within 125 feet of a Residence or Apartment district, taking into consideration the conditions then existing in the blocks affected by the amendment.

(7) Variation in the application of Section 12 or Section 14 in a Manufacturing district or part thereof in locations where uses existing at the time of the passage of this ordinance are contrary to the provisions of such sections or when by reason of amendment to this ordinance any part of the then existing M2 or M3 uses in such district or part thereof come to be nearer to a Residence or Apartment or Commercial district than permitted by Section 12.

(8) Permission to maintain an M2 or M3 use anywhere in a Manufacturing district which otherwise would not be permitted by this ordinance, where clearly the appropriate use of neighboring property is not injured thereby.

(9) Variation of the area or volume provisions of this ordinance in a block where there exists a structure which exceeds the area or volume requirements respectively of this ordinance, provided, however, that such variation shall not be construed to permit the erection of a structure in excess of the area or volume of such existing structure.

(10) In a Residence or Apartment district where lots are irregular in shape or where obviously no building line is required by reason of the peculiar conditions, or where all light is obtained from public spaces, variation of the area requirements of this ordinance and in such cases a proportionate variation in volume.

(11) Variation in the definition of the height of building where a building is erected with a frontage on a public waterway or on a natural hillside, but such variation shall be made only for the purpose of adjusting the height limits so as to conform with that of neighboring structures.

(12) Variation in the height of buildings regulations for the purpose of permitting the erection of additional stories to an existing building where it can be shown that the erection of such additional stories was contemplated, and where the original foundations were designed to carry such additional stories.

(13) Granting of permission in an Apartment district which is also in a 2nd, 3rd, 4th or 5th Volume district to occupy space on the lot in addition to the area or volume permitted by Sections 17, 18, 19 or 20, of this ordinance, provided such additional space shall occupy lower floors only and further provided that such additional space shall be used only as a waiting room, lobby or

lounge room or auditorium or service rooms auxiliary to an R2 or A use. In granting such permission the building line regulations provided by this ordinance for the block shall be maintained, but the volume permitted by this ordinance may be correspondingly increased.

(14) Alteration or relaxation of the provisions of Section 22, to the extent necessary to prevent undue or peculiar hardship where in any block or portion of a block there are lots not of uniform depths, or irregular shapes or peculiar proportions, forms or topography, or fronting on more than one street, or where any frontage less in length than 100 feet has adjoining it on each side permanently less restricted frontage, or when clearly the general purpose and intent thereof will be better served thereby.

(15) Where owners of all properties in a block petition in writing for the establishment of a building line within that block, which building line is less restrictive than that which would otherwise be established by the provisions of Section 22, the alteration of the building line proposed by the petitioners.

(16) In a Residence or Apartment district the location of a special use as defined by Section 13 or the extension of an existing special use provided such location or such extension will not seriously injure the appropriate use of neighboring property, and further provided that the location of an airdrome shall be consistent with regulations, ordinances and laws then existing to control navigation of the air.

(17) Where a district boundary line divides a lot in single ownership at the time of the passage of this ordinance, the extension of the use or volume authorized on the least restricted portion of such lot over the entire lot, provided this does not extend more than 100 feet beyond the boundary line of the district in which the use is authorized.

**SECTION 30. Violations and Penalties.** For any and every violation of the provisions of this ordinance, the owner, general agent or contractor of a building or premises where such violation has been committed or shall exist, and the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, and the owner, general agent, contractor, lessee or tenant of any part of a building or premises in which part such violation has been committed or shall exist, and the general agent, architect, builder, contractor or any person who commits, takes part in or assists in such violation or who maintains any building or premises in which any such violations shall exist, shall for each and every violation and for each and every day or part thereof that such violation continues, be subject to a fine of not more than \$200.00. Any person violating the provisions of this ordinance by pursuing a C or M1 use which without operation of approved nuisance prevention equipment or without certain nuisance eliminating

processes or methods of operation would be classified as an M2 or M3 use, or an M2 use which without such equipment, processes or methods would be classified as an M3 use, shall be deemed to have committed a separate violation of this ordinance for each day or part thereof that such C or M1 or M2 use is operated in such a manner as to violate the manifest purpose and intent of the definition of a C or M1 or of an M2 use respectively, and each complete unit of equipment shall be deemed a separate use for the purposes of this paragraph and shall be subject to the same penalty as provided herein. Legal remedies for violations shall be had and violations shall be prosecuted in the same manner as is prescribed by law or ordinance for the prosecution of violations of other ordinances, effective in the City of Chicago.

**SECTION 31. Remedies.** In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure or land is used, in violation of this ordinance or of any other ordinance or lawful regulation, the proper authorities of the City of Chicago, in addition to the remedies herein provided for, may institute any appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, or to impose a penalty for such violation, or to restrain, correct or abate such violation, in order to prevent the occupancy of said building, structure or land contrary to the provisions hereof, or to prevent any illegal act, conduct, business or use in or about such premises.

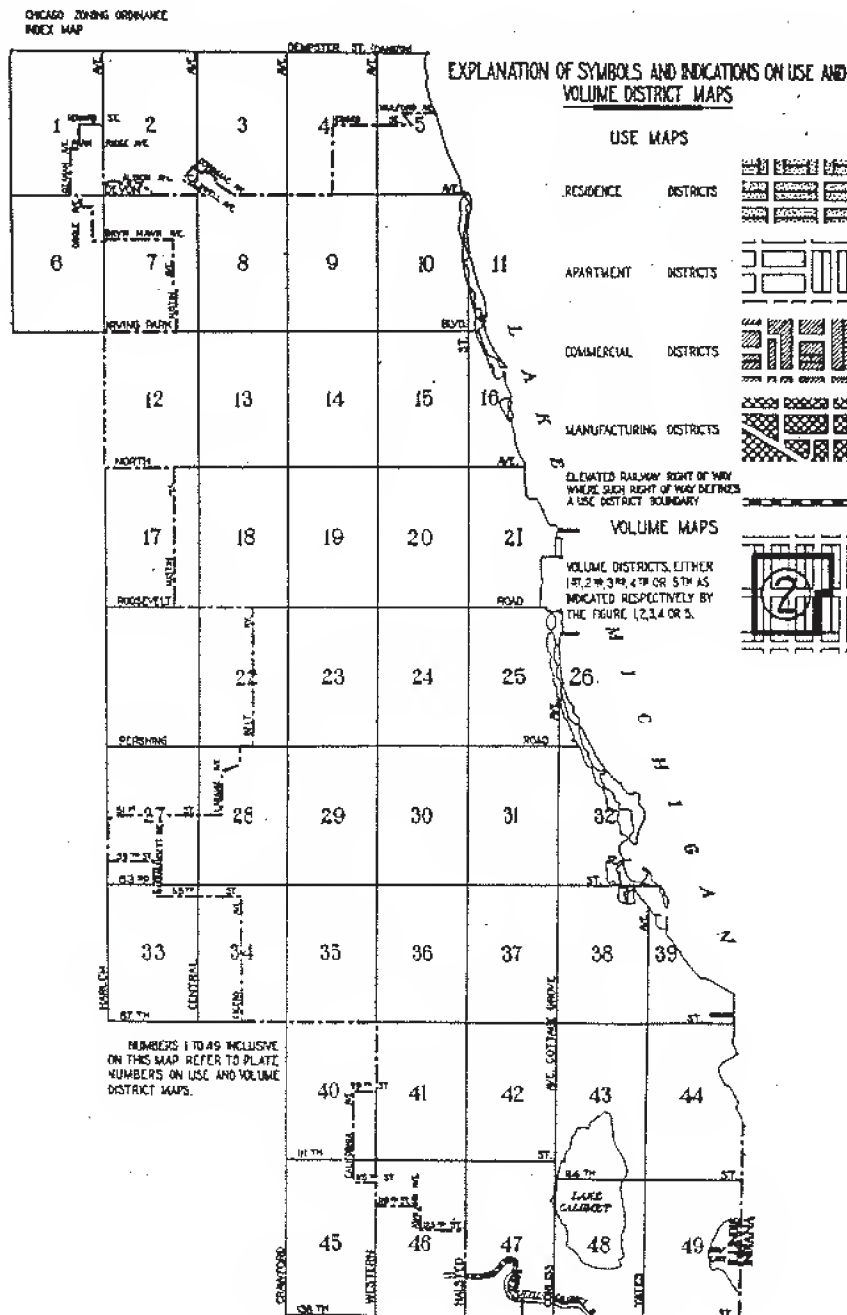
**SECTION 32. Validity of Ordinance.** If any section, paragraph, subdivision, clause, sentence or provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder of this ordinance but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

**SECTION 33. Effect on Present Ordinances.** This ordinance shall not be construed as repealing or modifying any valid ordinances of the City of Chicago now in effect which restrict the location of industries, entertainments, occupations, establishments or enterprises of any kind, either by requiring frontage consents from property owners or residents affected by such location, or by prohibiting or restricting the location of same within a fixed distance from a hospital, church, public school or parochial school, or the grounds thereof, or on or near any class of streets or boulevards or any parks, playgrounds or bathing beaches. As to all other ordinances or parts of ordinances in conflict with any of the provisions of this ordinance, the same are hereby repealed.

**SECTION 34. When Effective.** This ordinance shall take effect and be in force from and after its passage, approval and due publication.

## Use and Volume District Maps

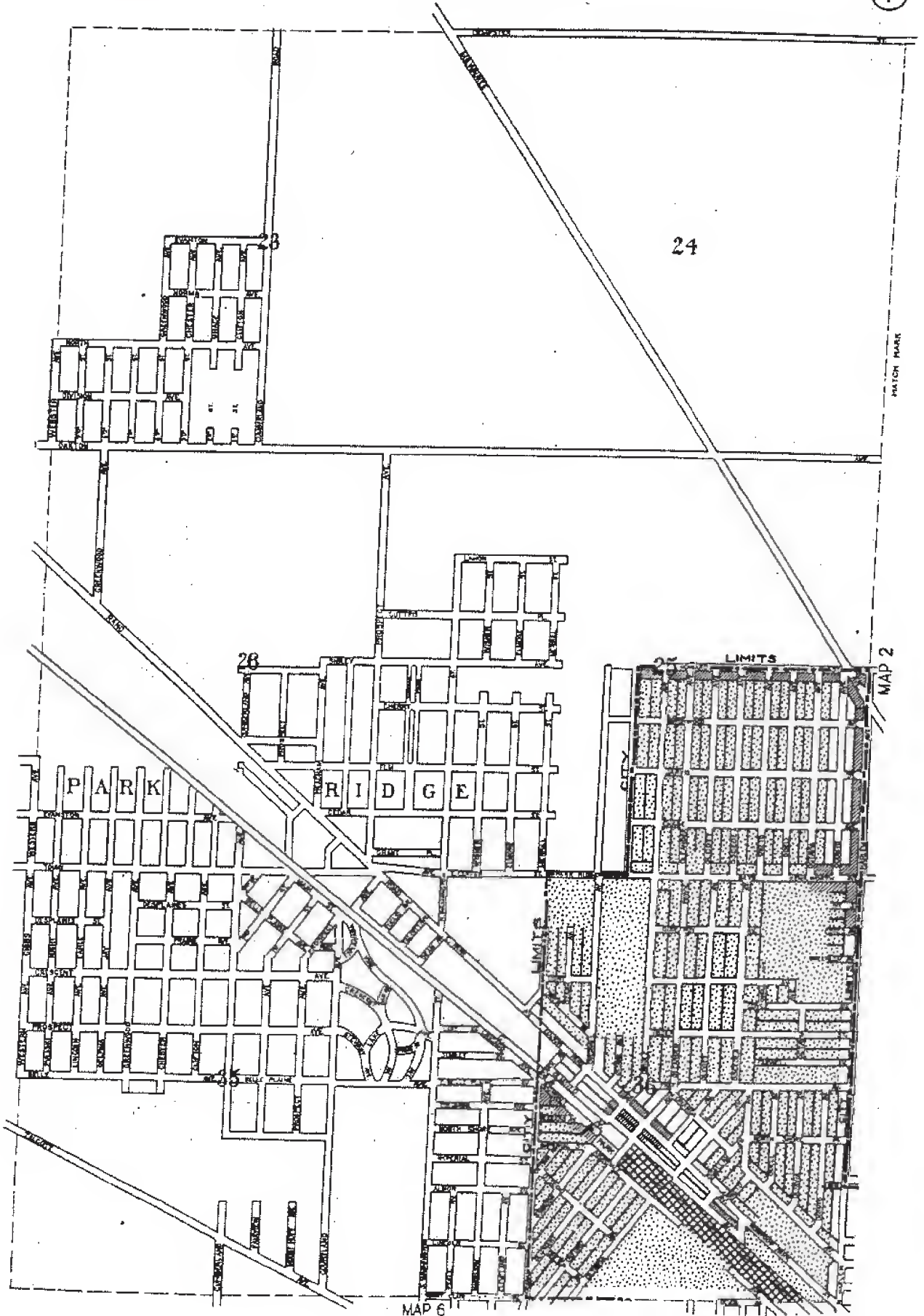
The use district map and volume district map consist of this index map, the symbols and indications and two maps of 49 sections each covering the entire city of Chicago, prepared by the Zoning Commission. The use district boundaries and use district symbols and indications are superimposed on 49 sections of the use district map. The volume district boundaries and volume district symbols and indications are superimposed on 49 sections of the volume district map.

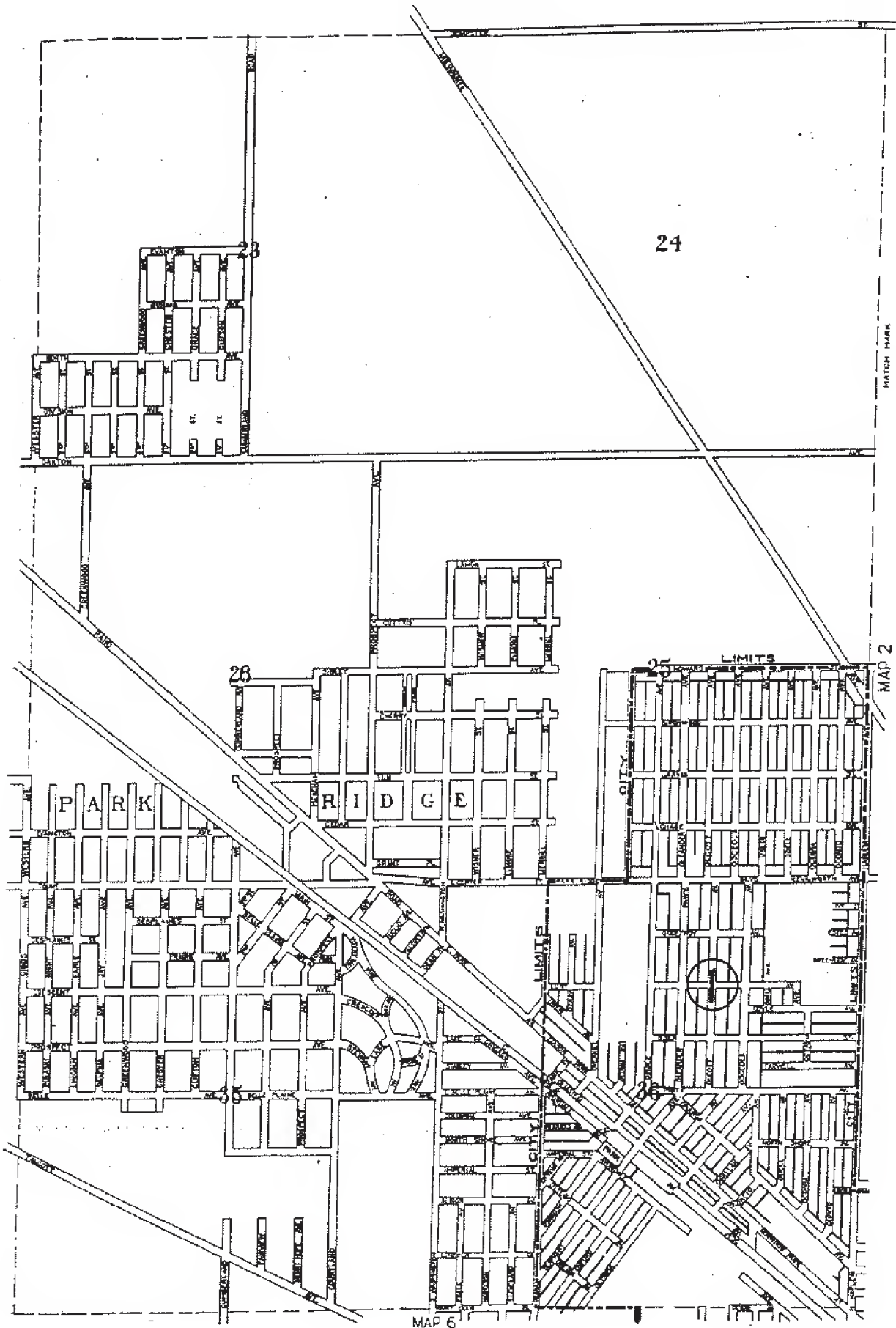


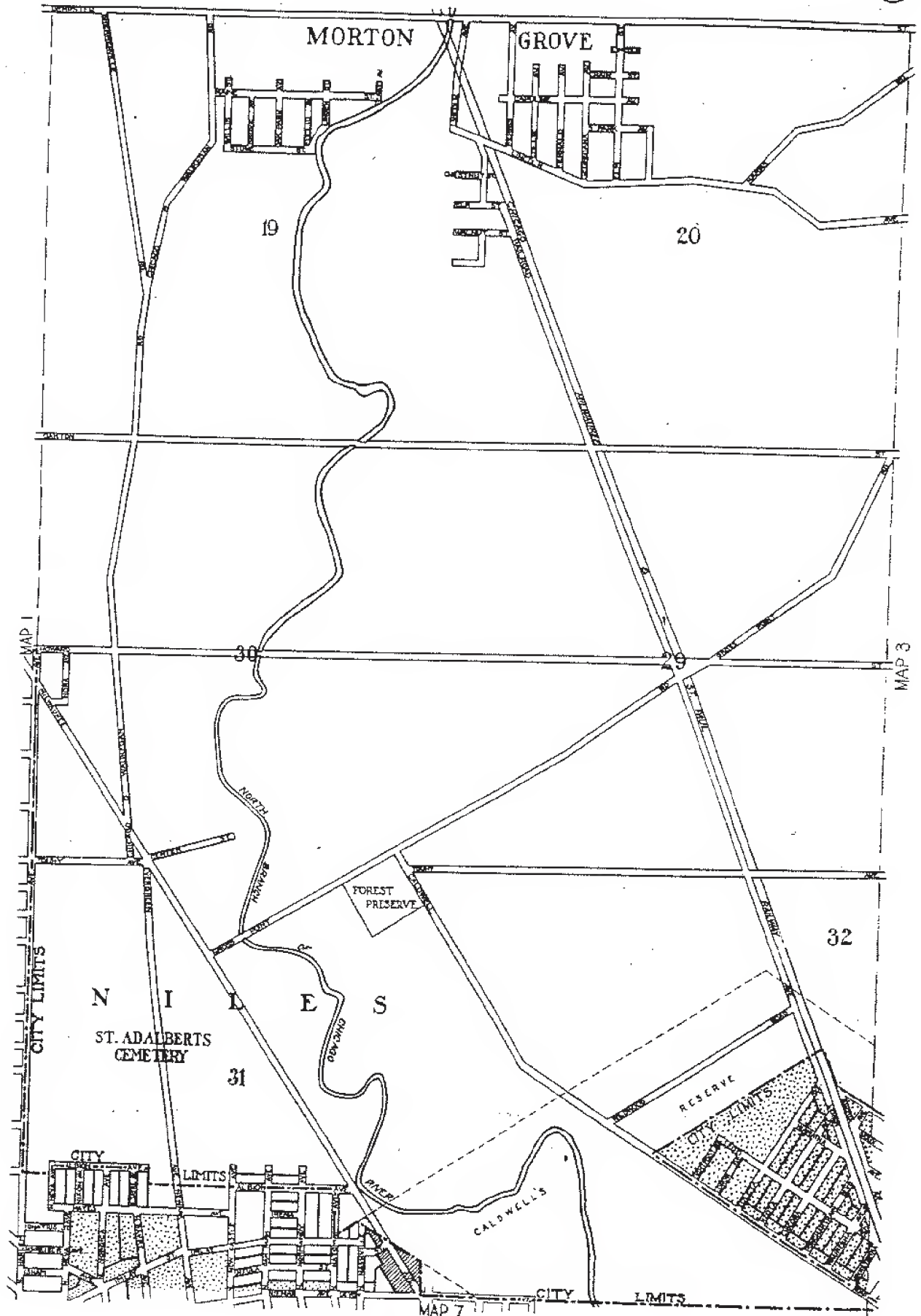


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SEC'S 23, 24, 25, 26, 33, 34

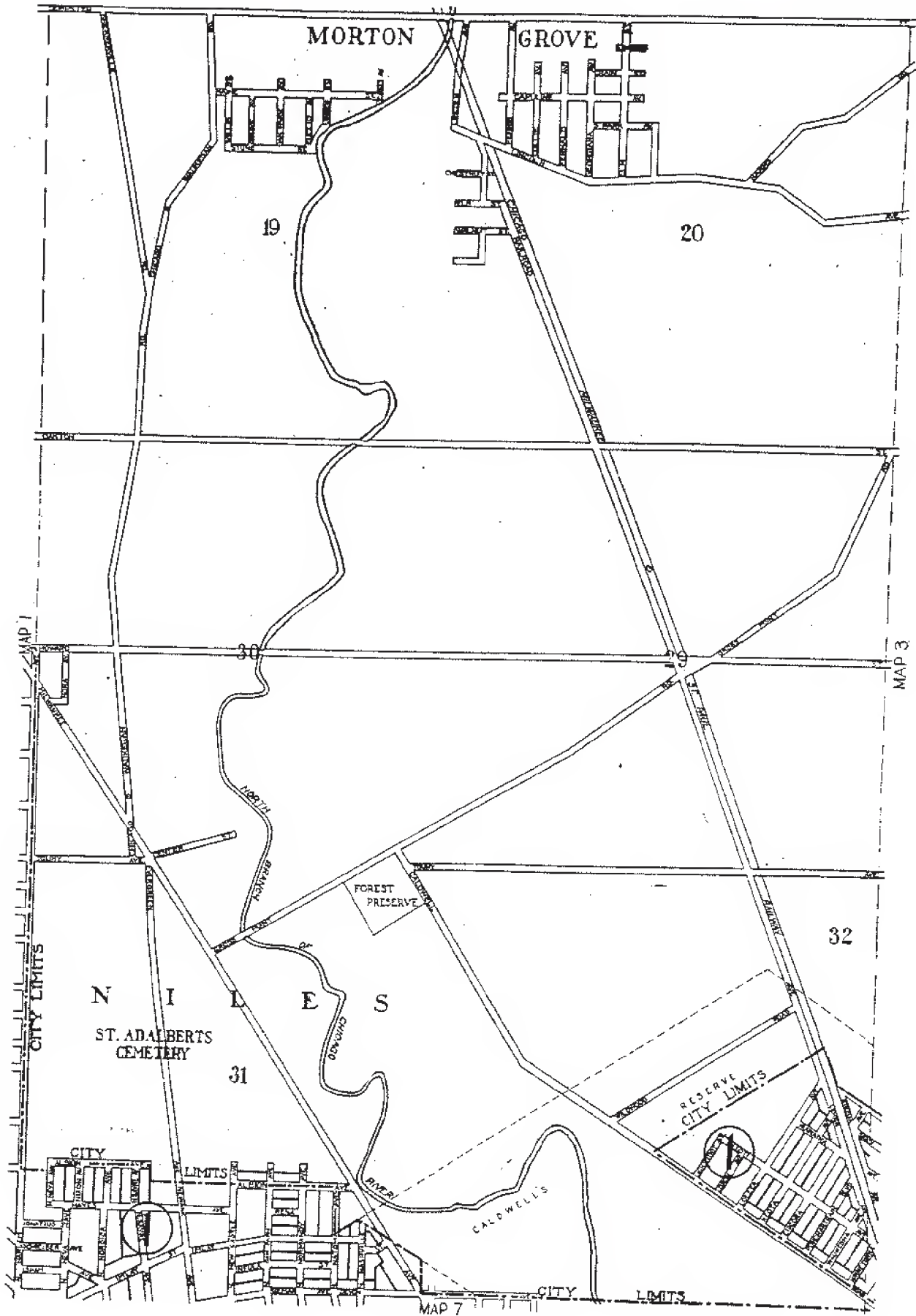
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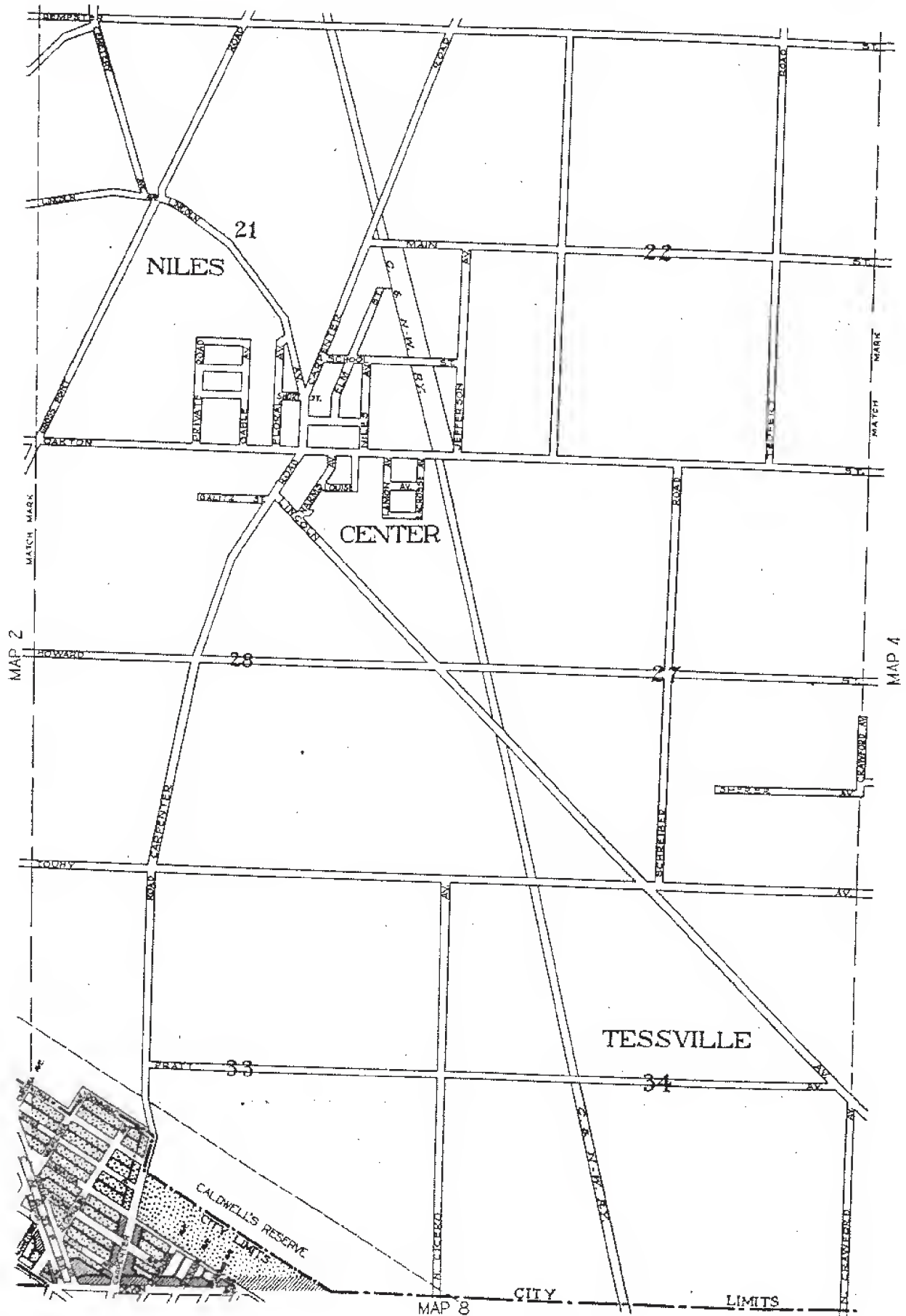


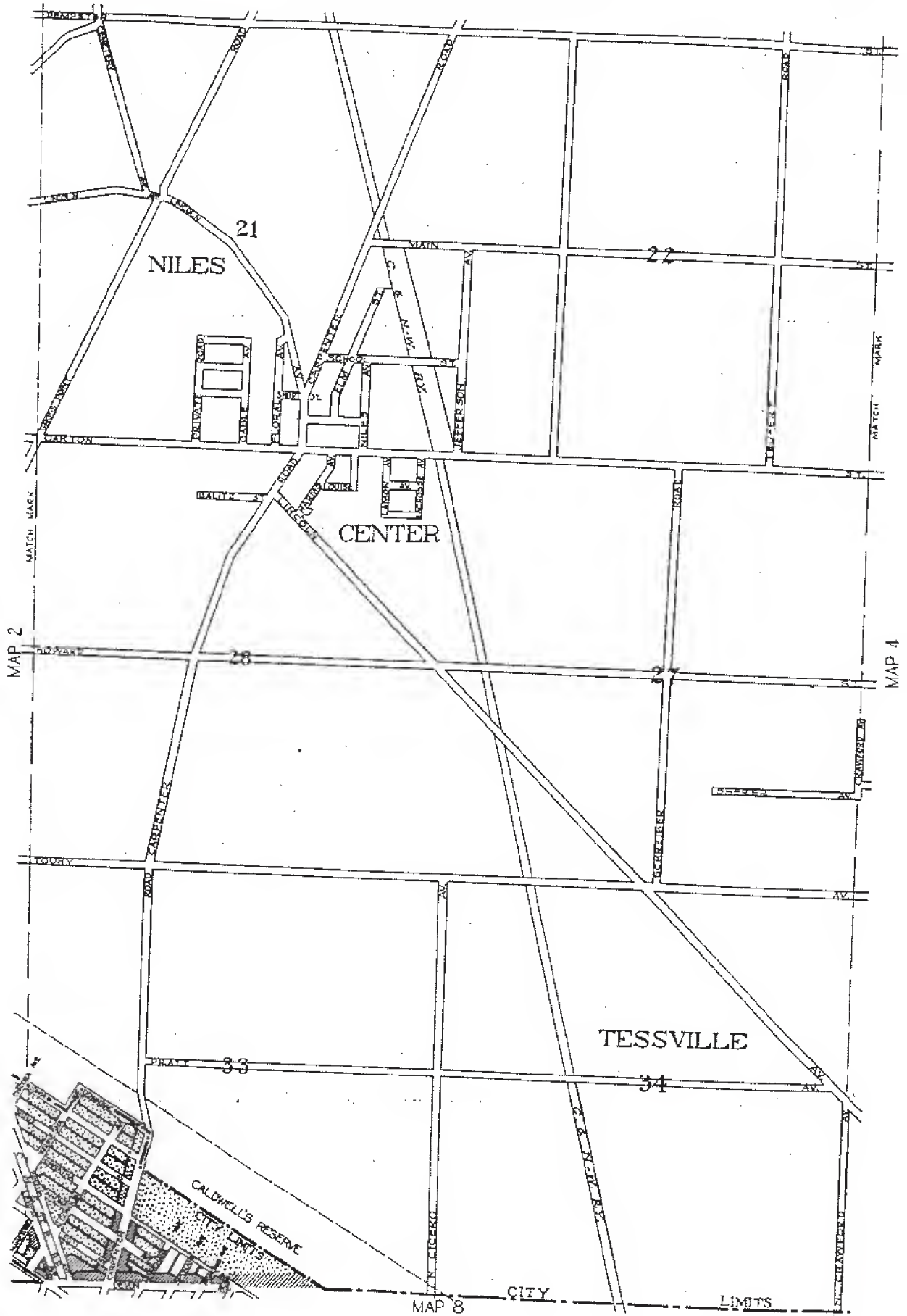




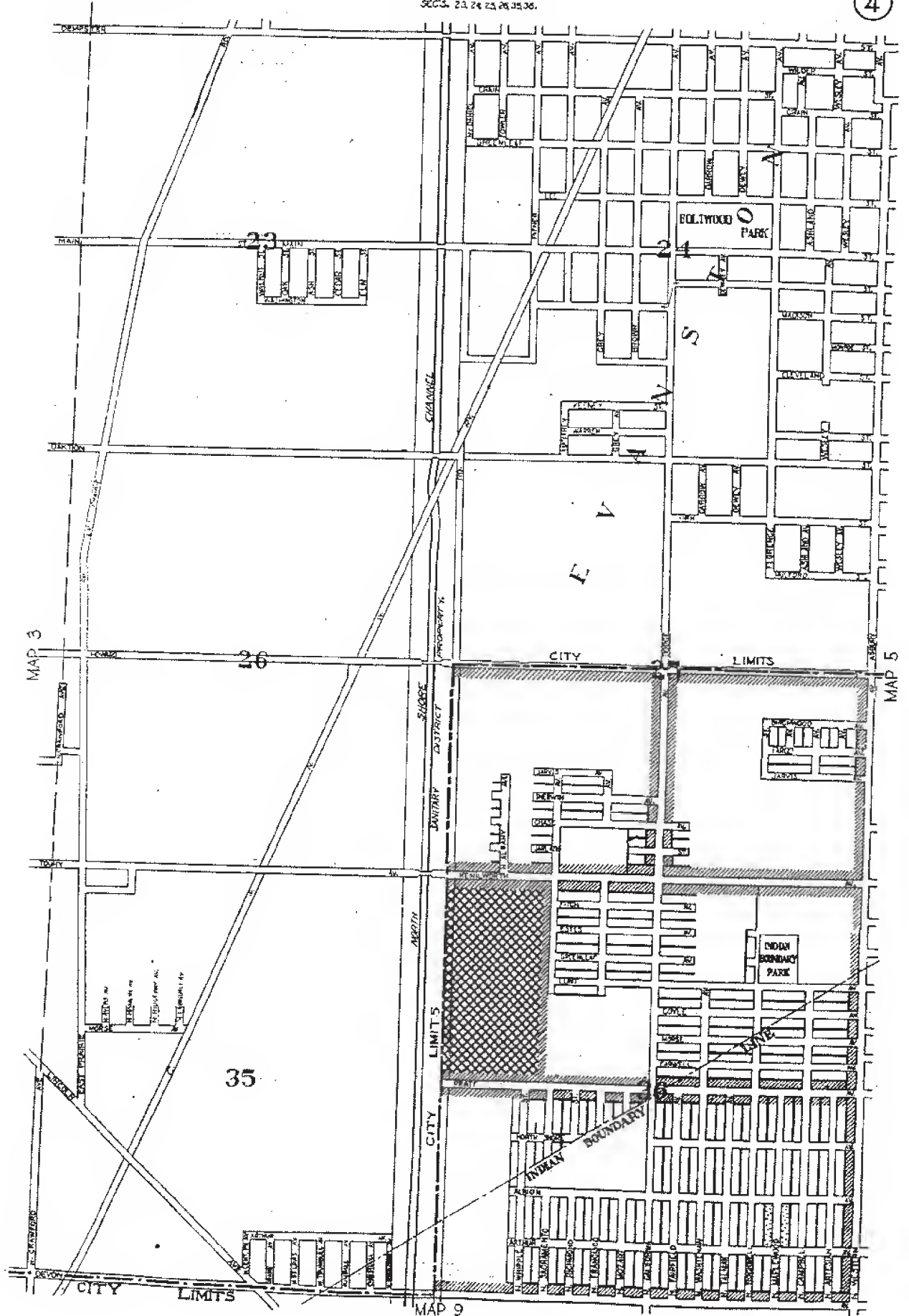


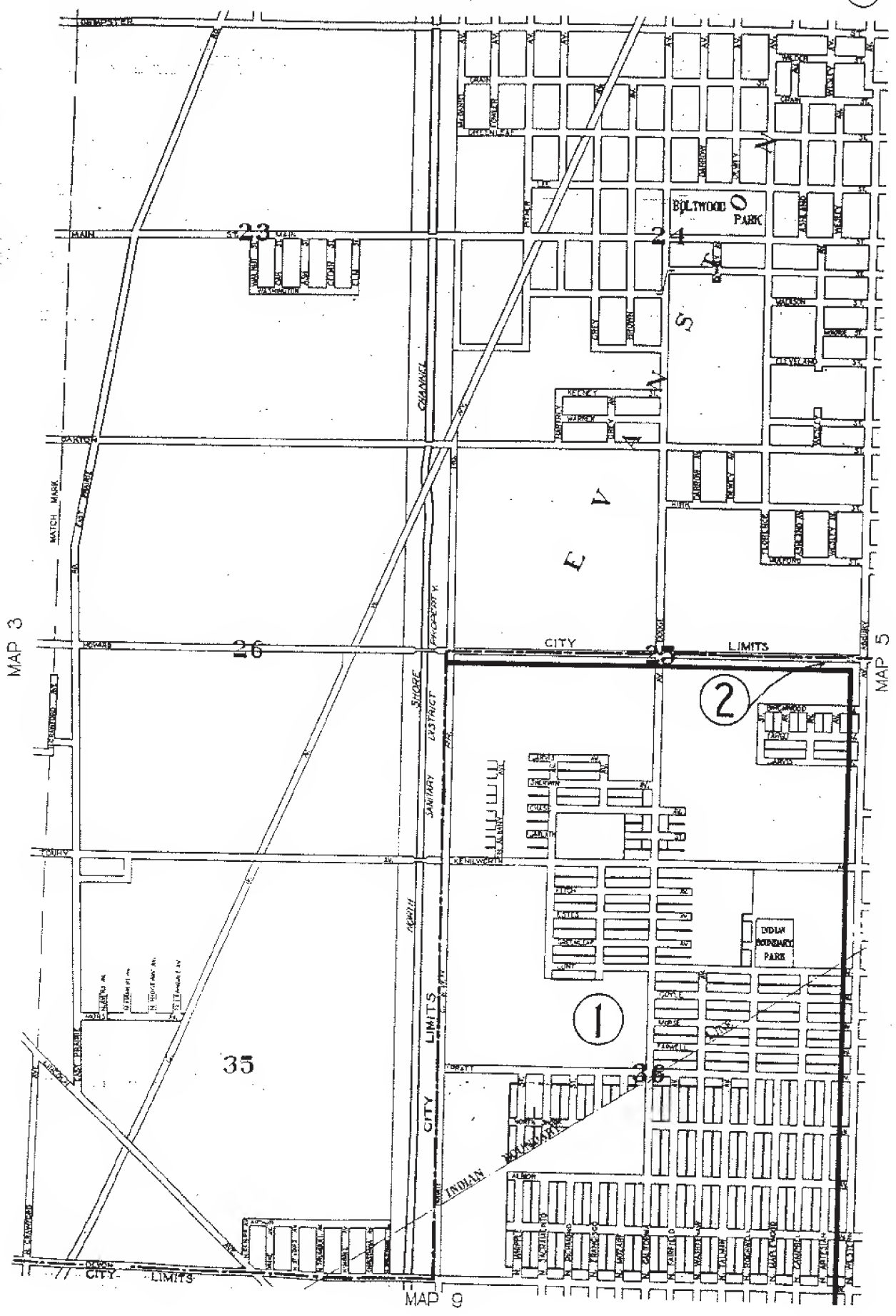


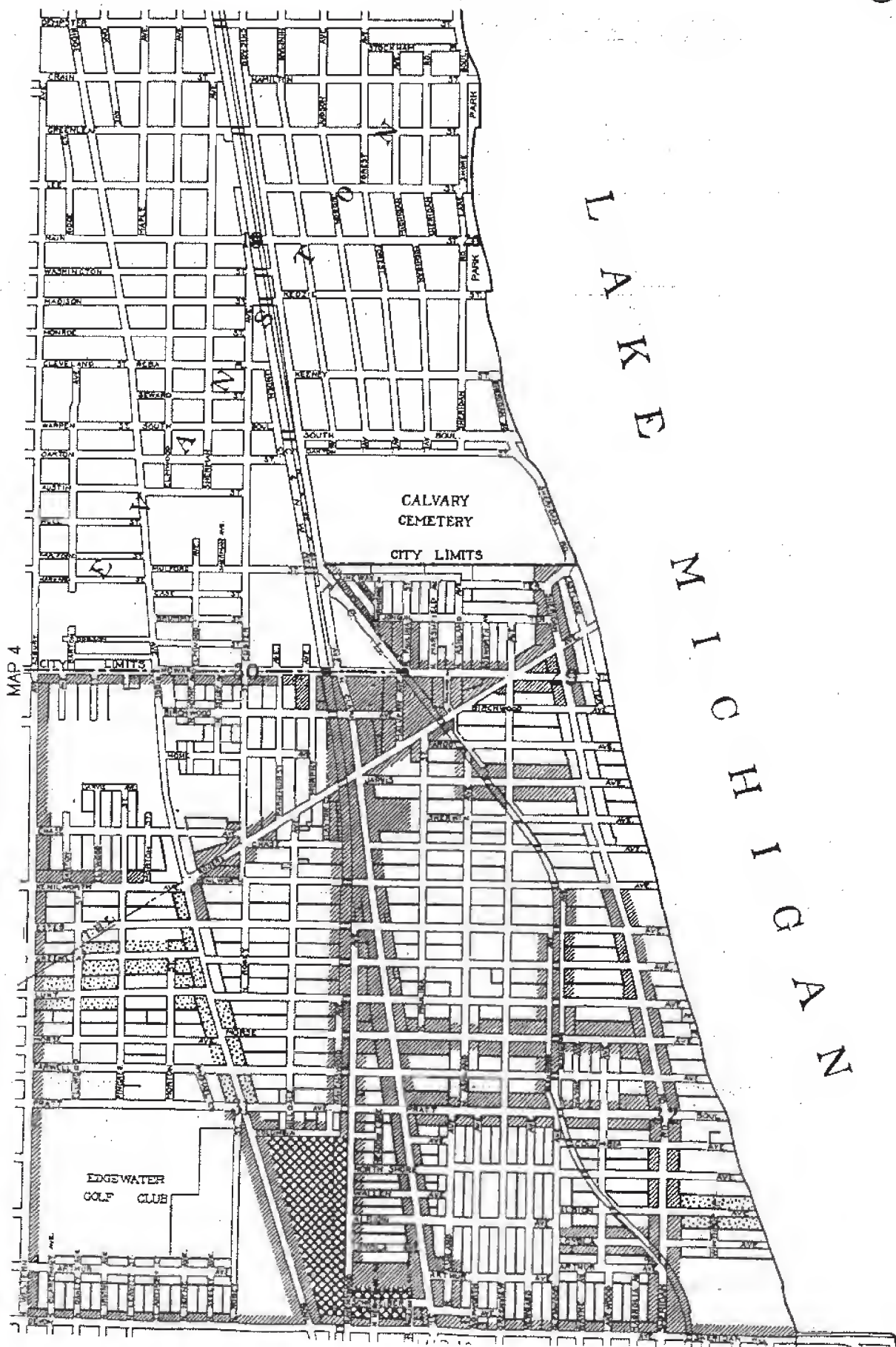






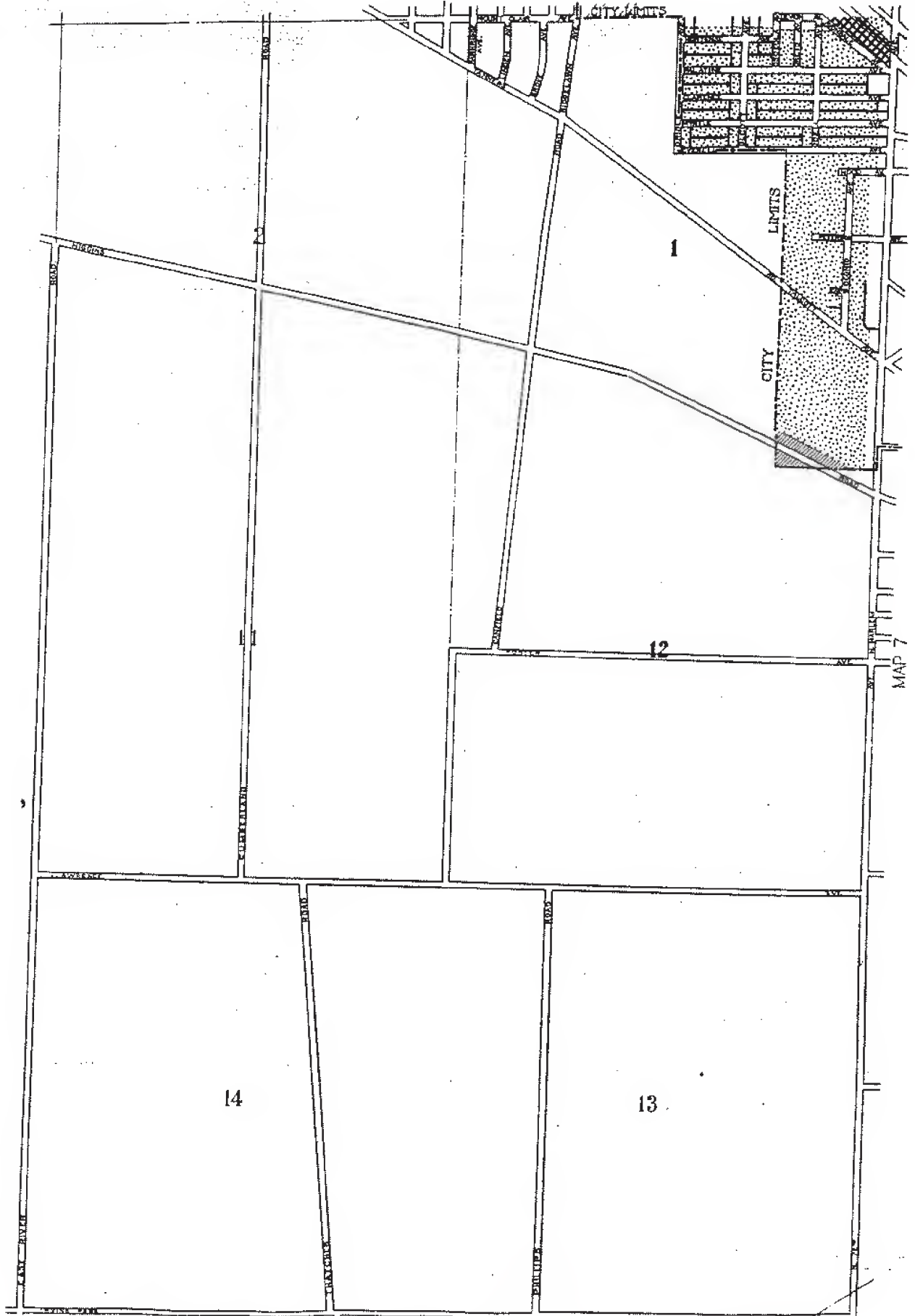


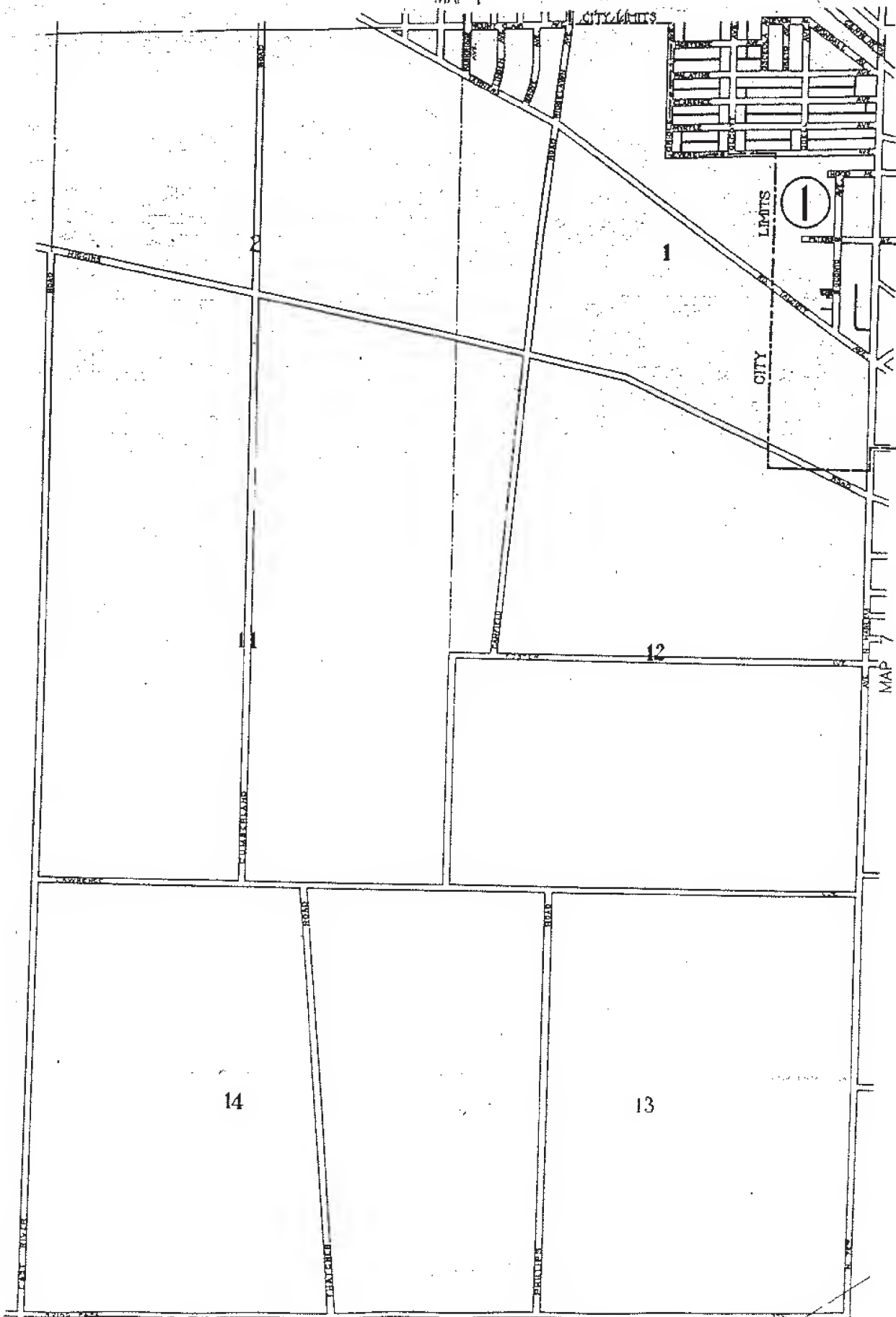






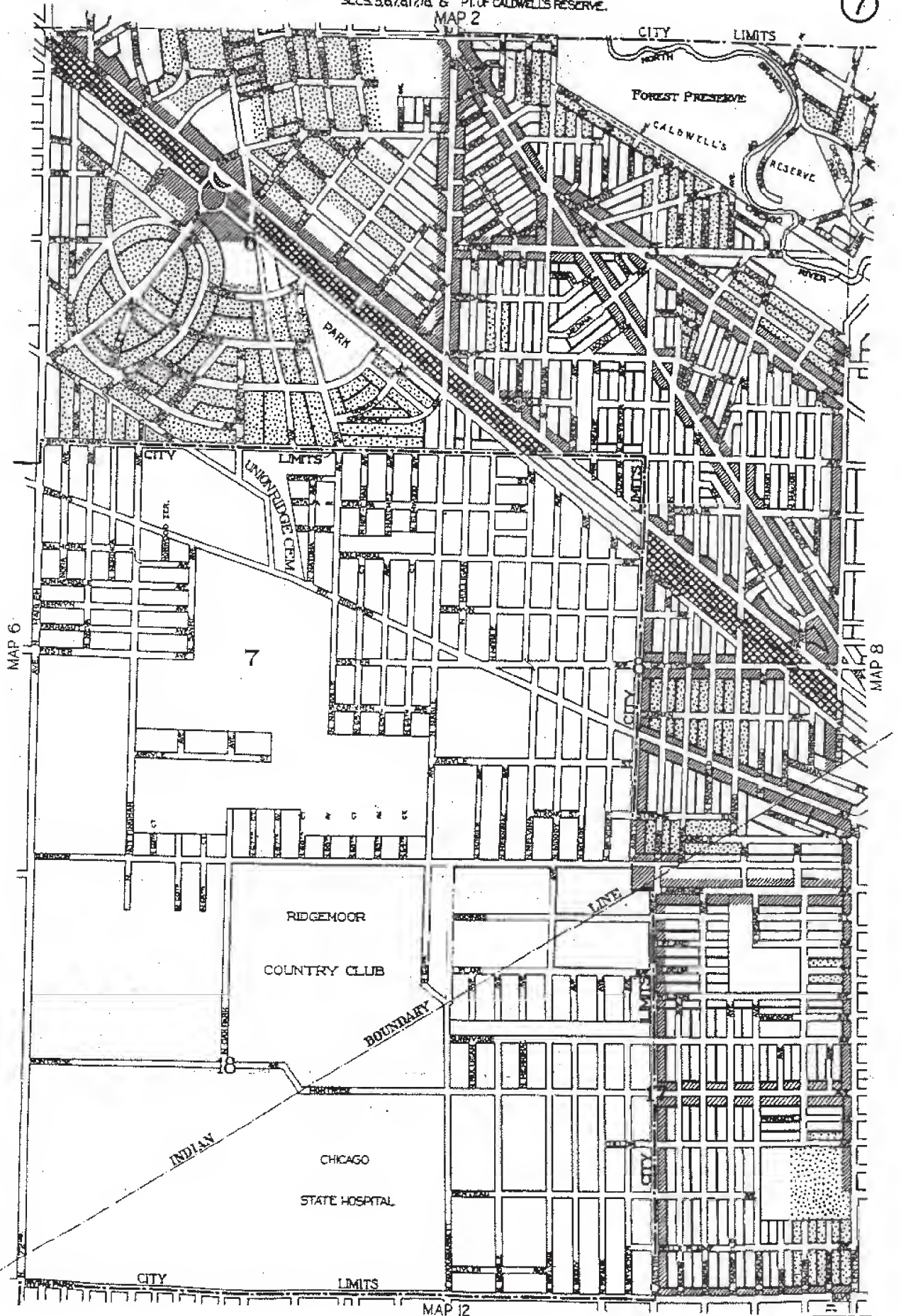














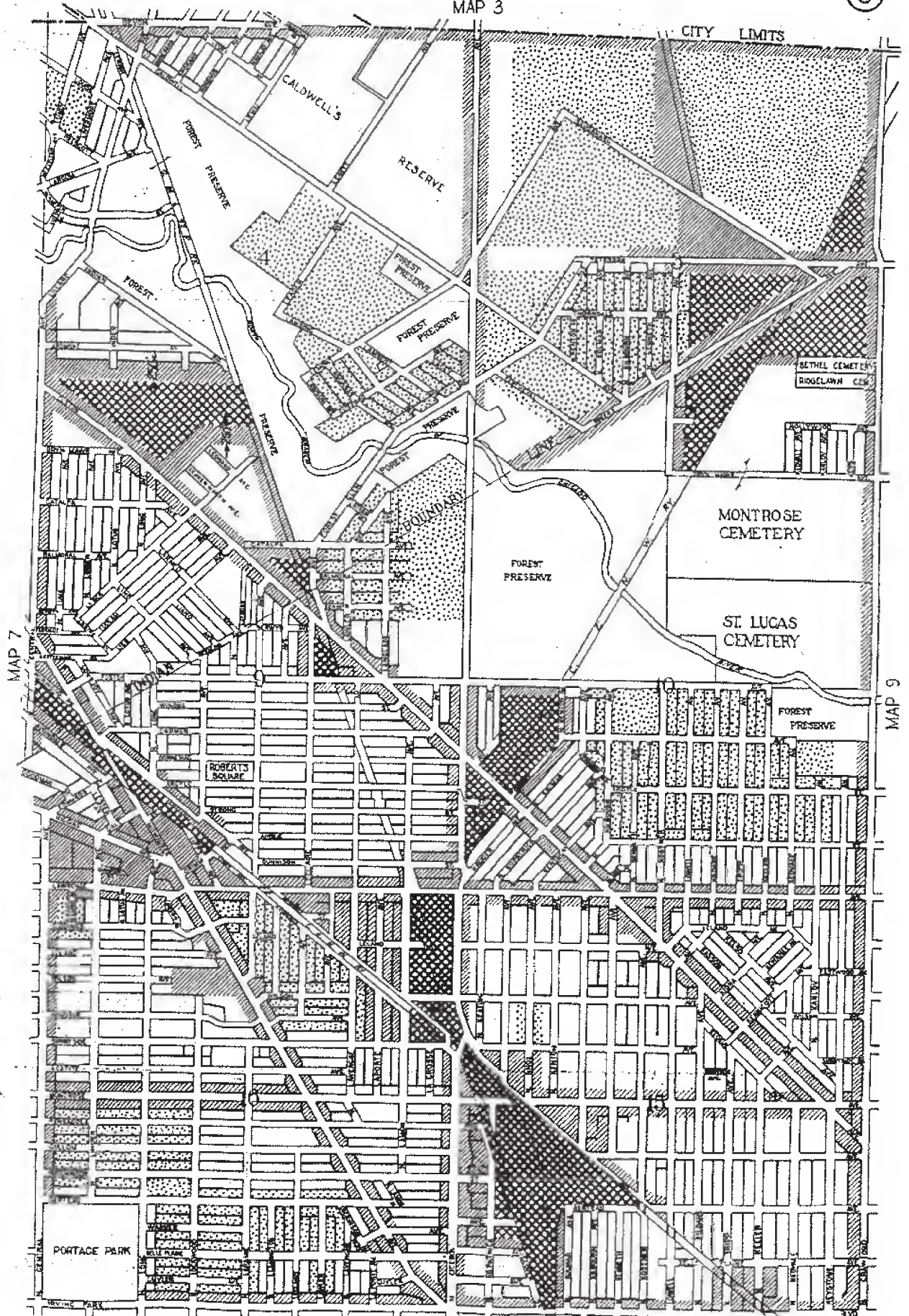
CHICAGO ZONING ORDINANCE  
USE DISTRICT MAP

T. 40N. R. 13E.

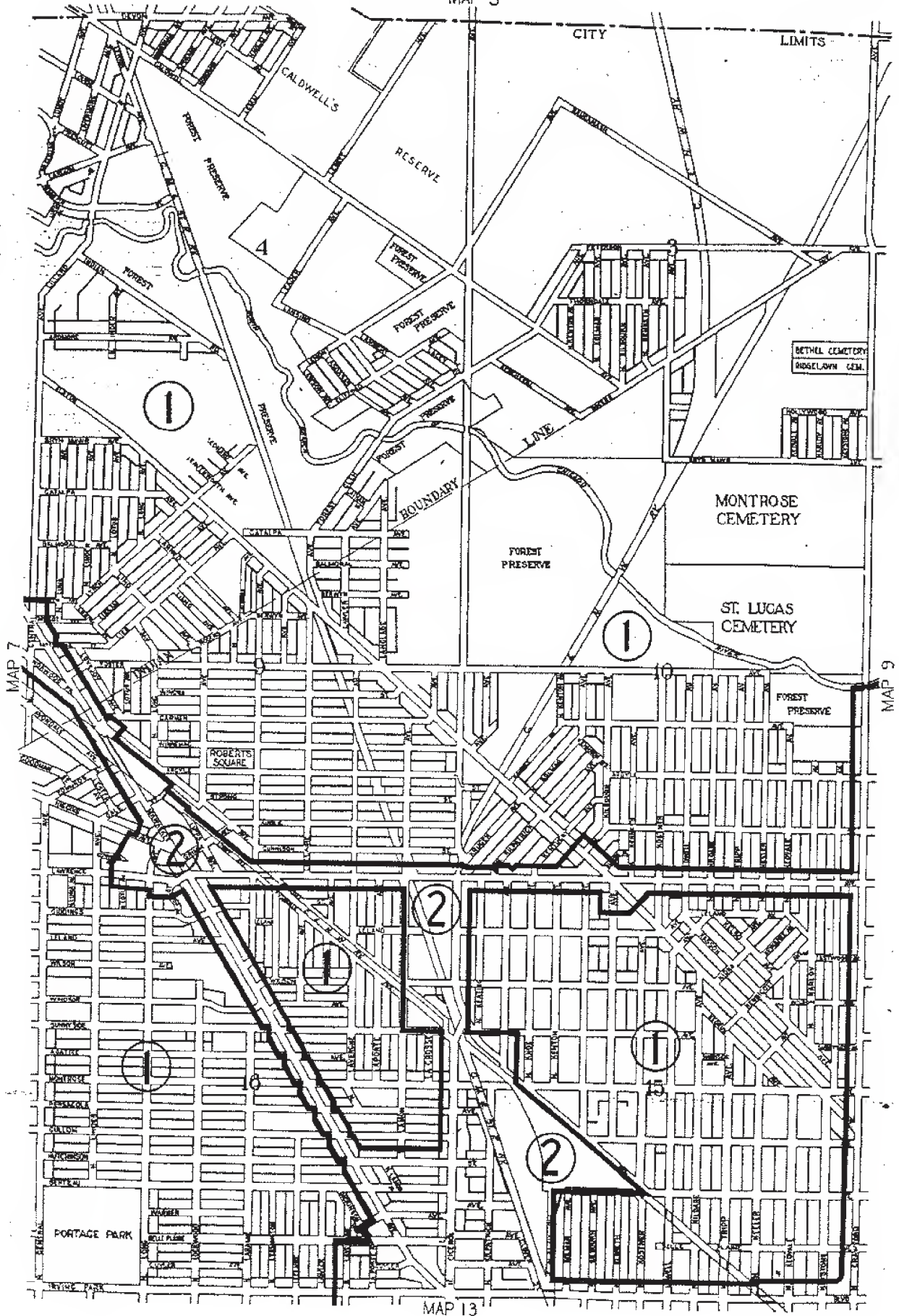
SECS. 3, 4, 9, 10, 15, 16 & PT. OF CALDWELL'S RESERVE.

MAP 3

8







T. 40 N. R. 13 E.

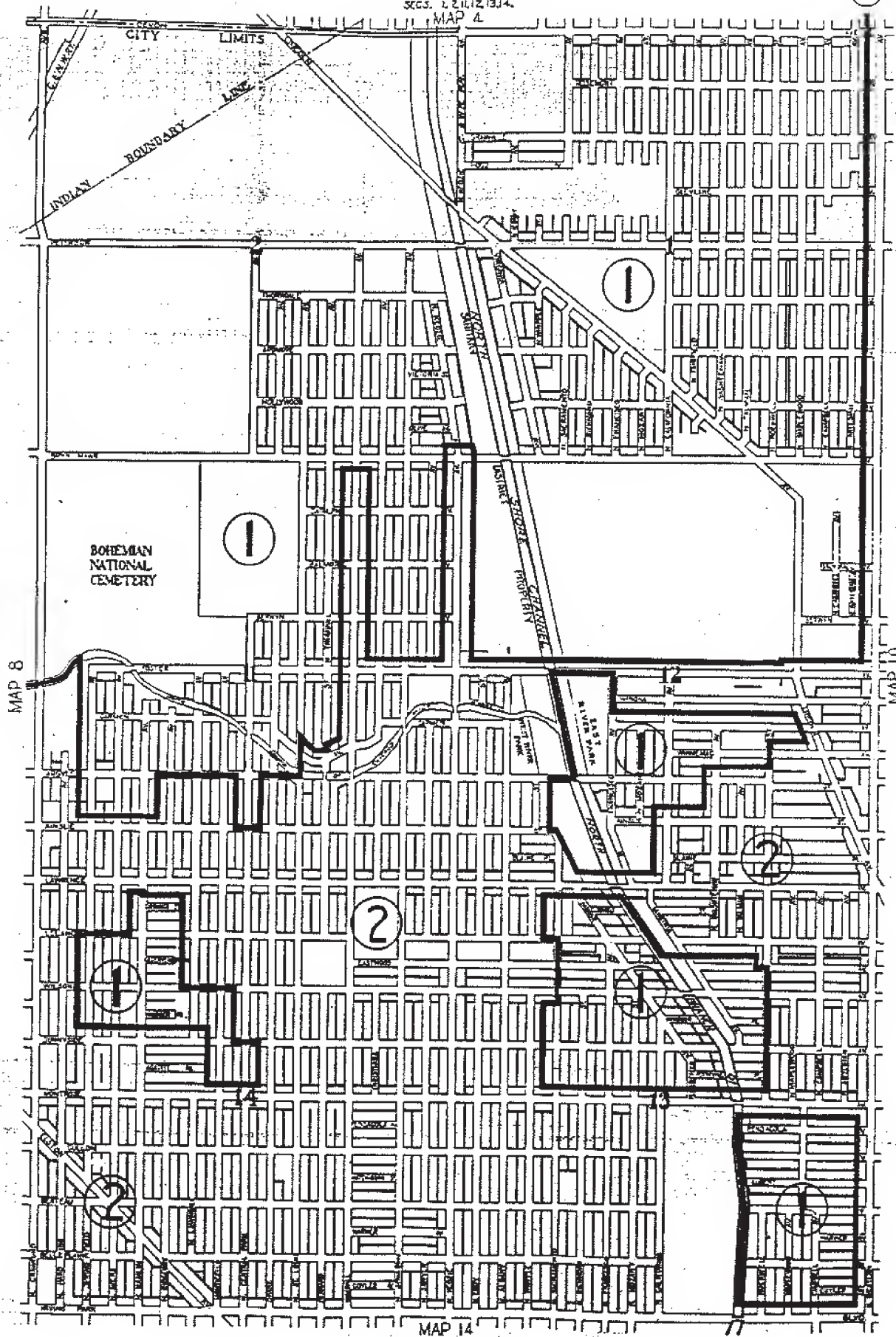
SECS. 1, 2, 11, 12, 13, 14.  
MAP 4

9

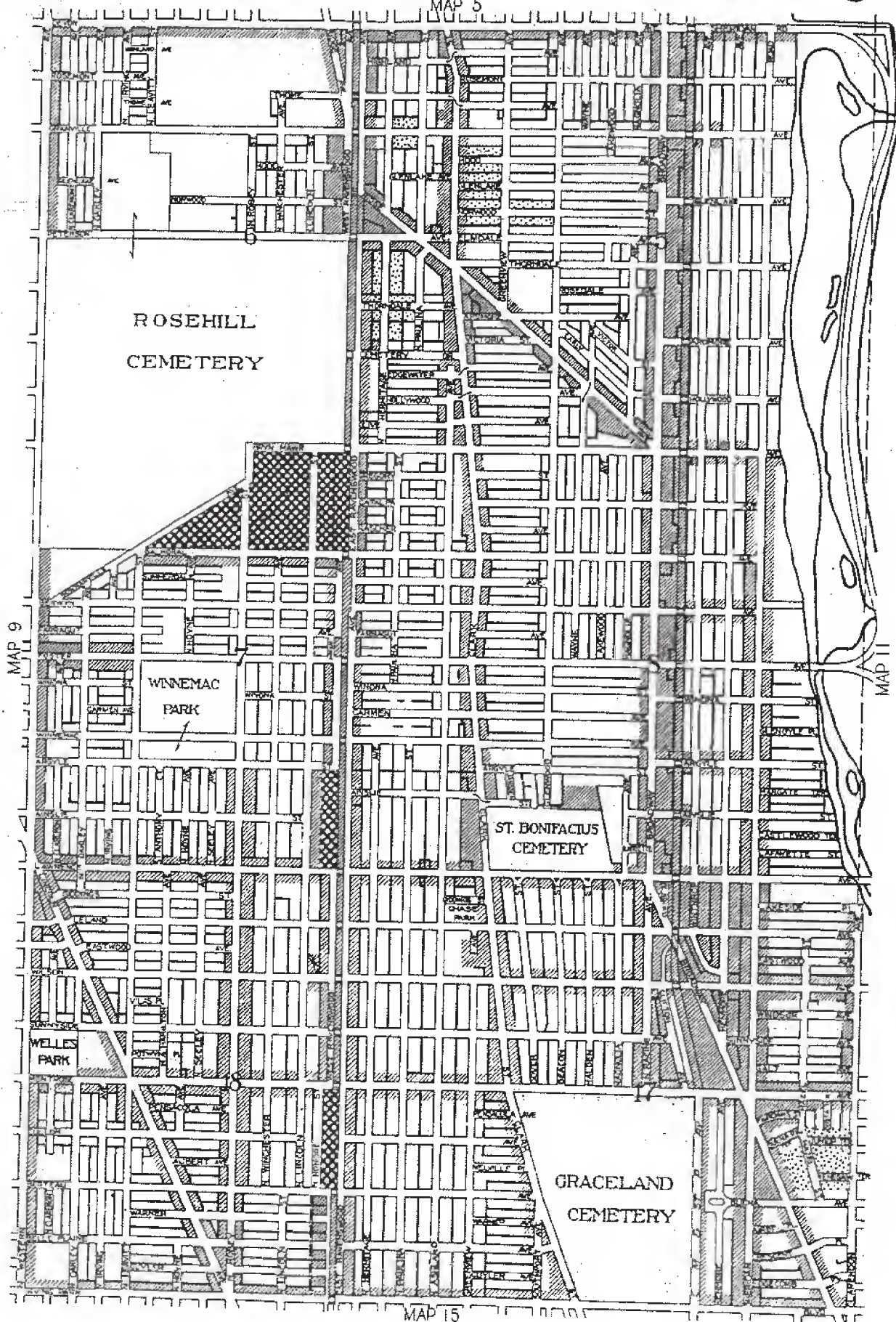


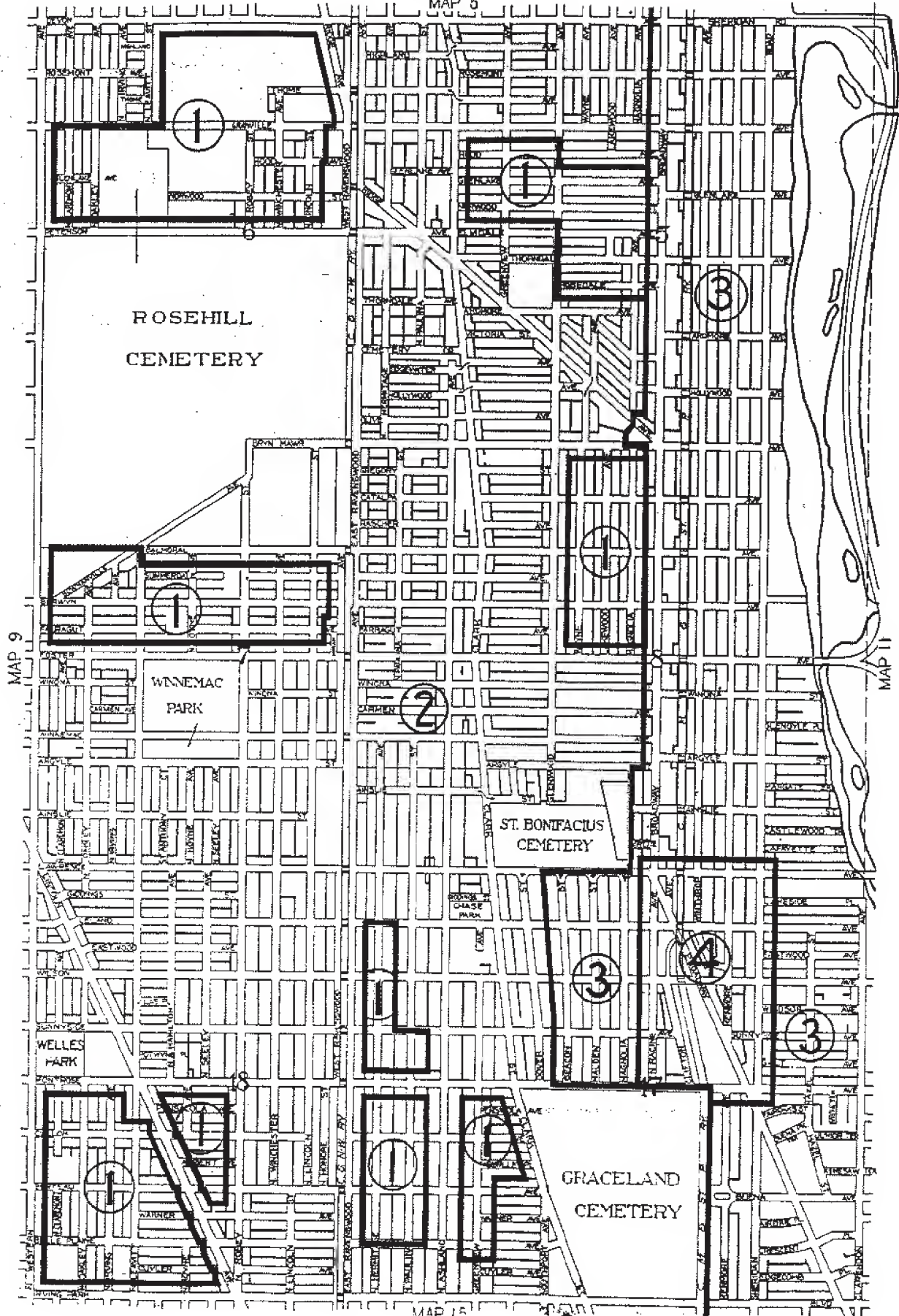


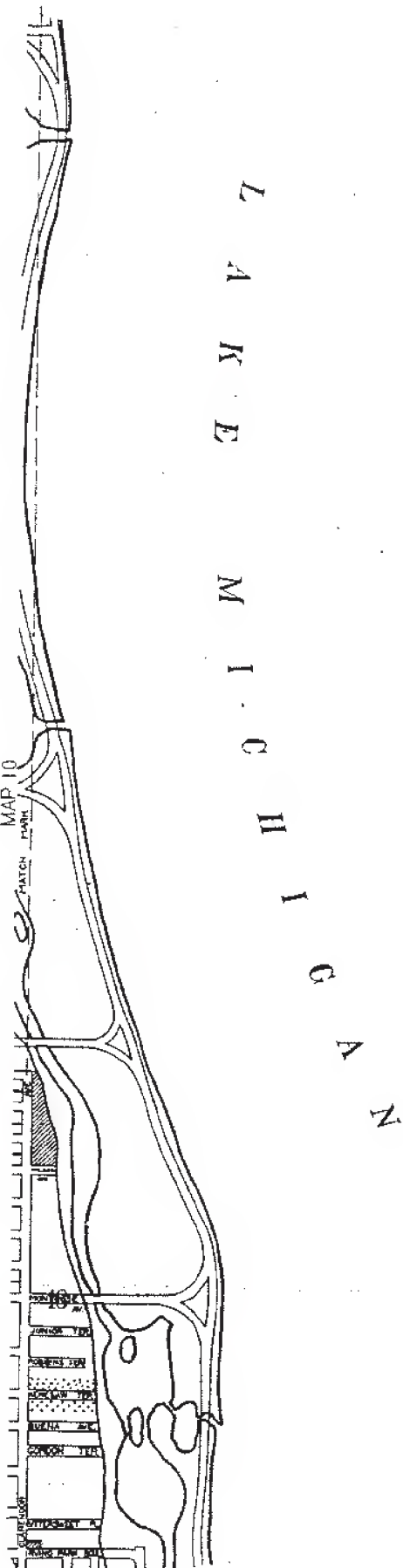
SEC'S. 2 21121314.  
11. MAP 4



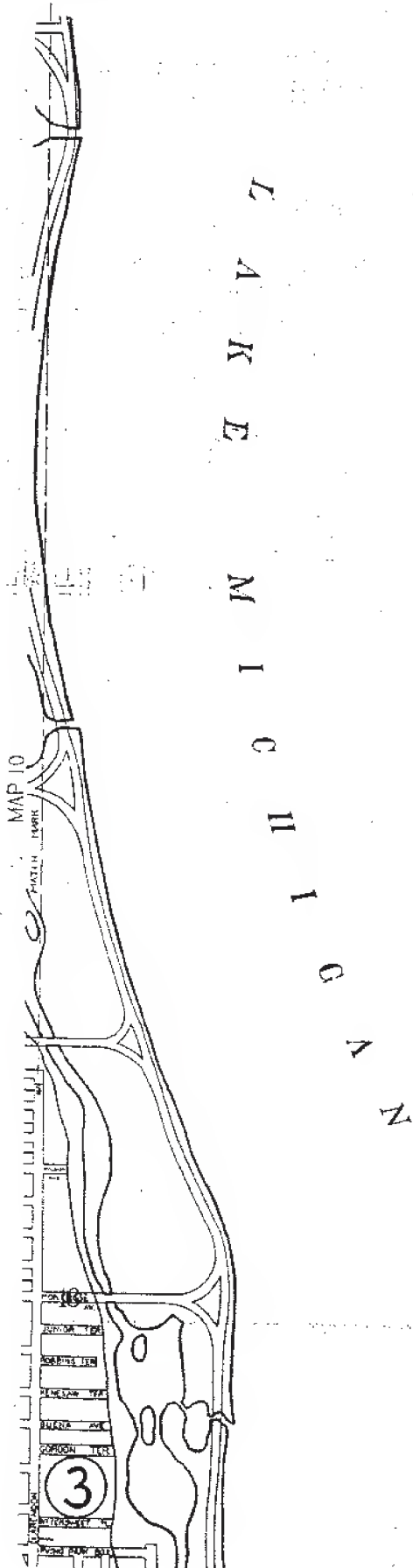


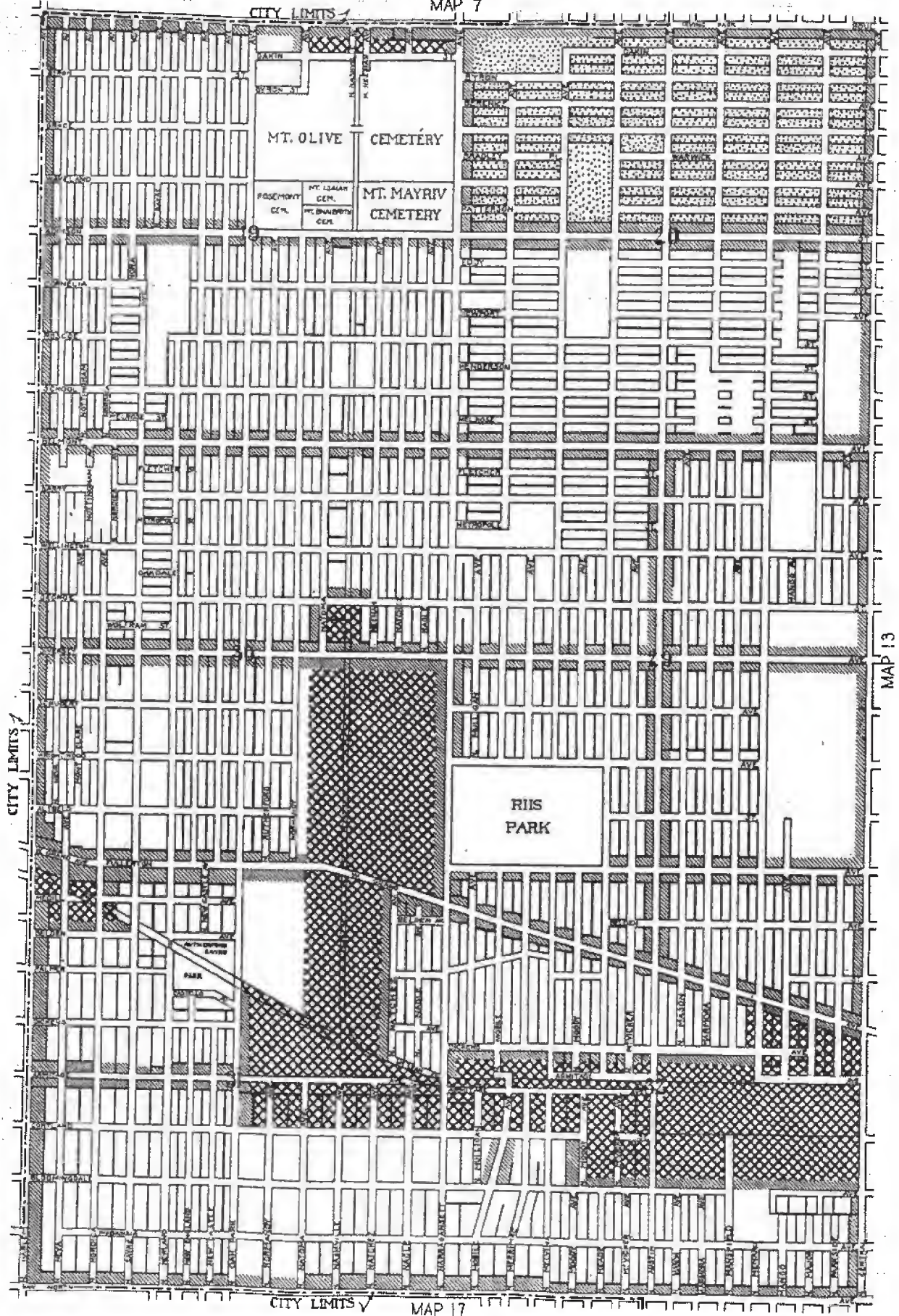




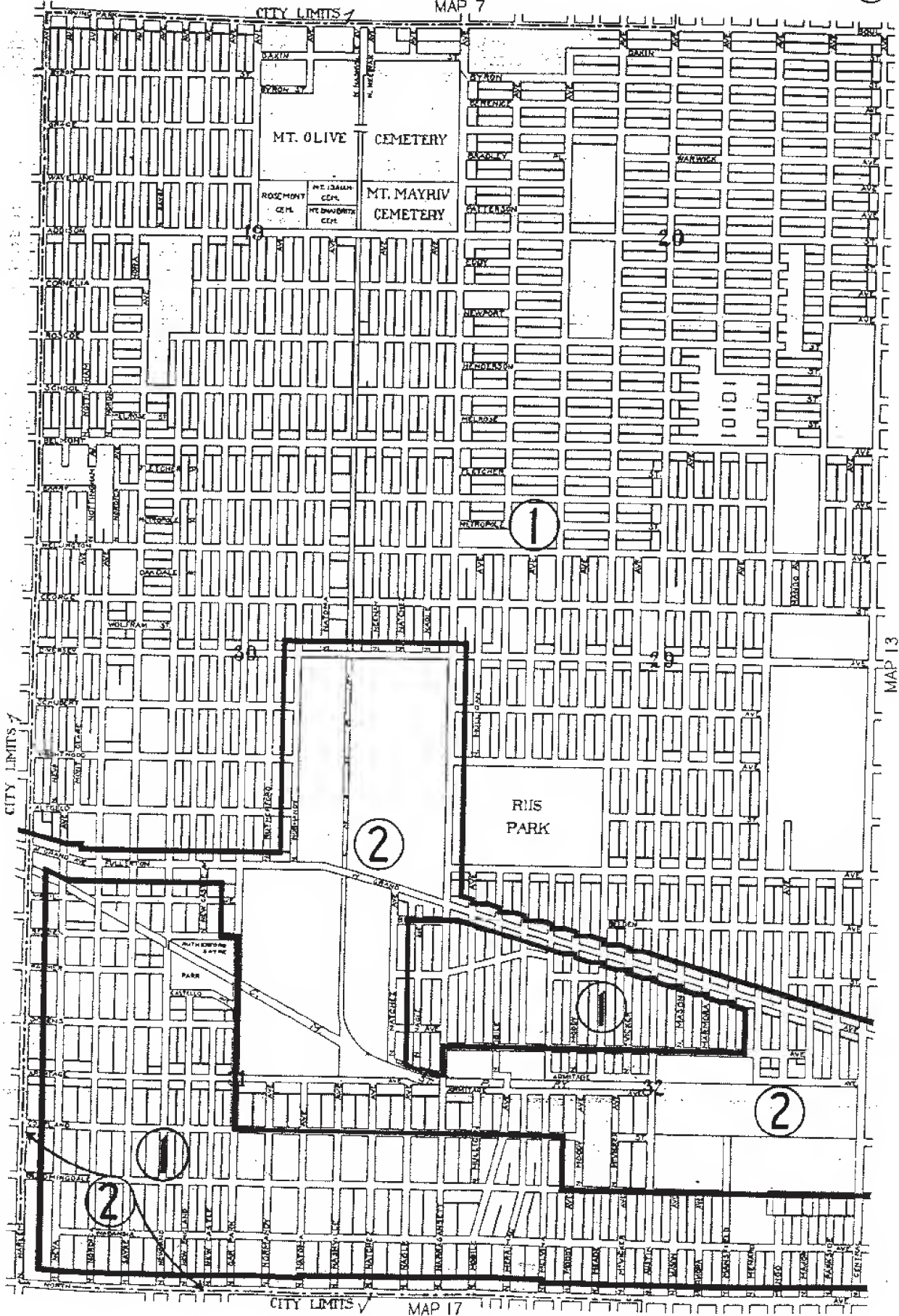




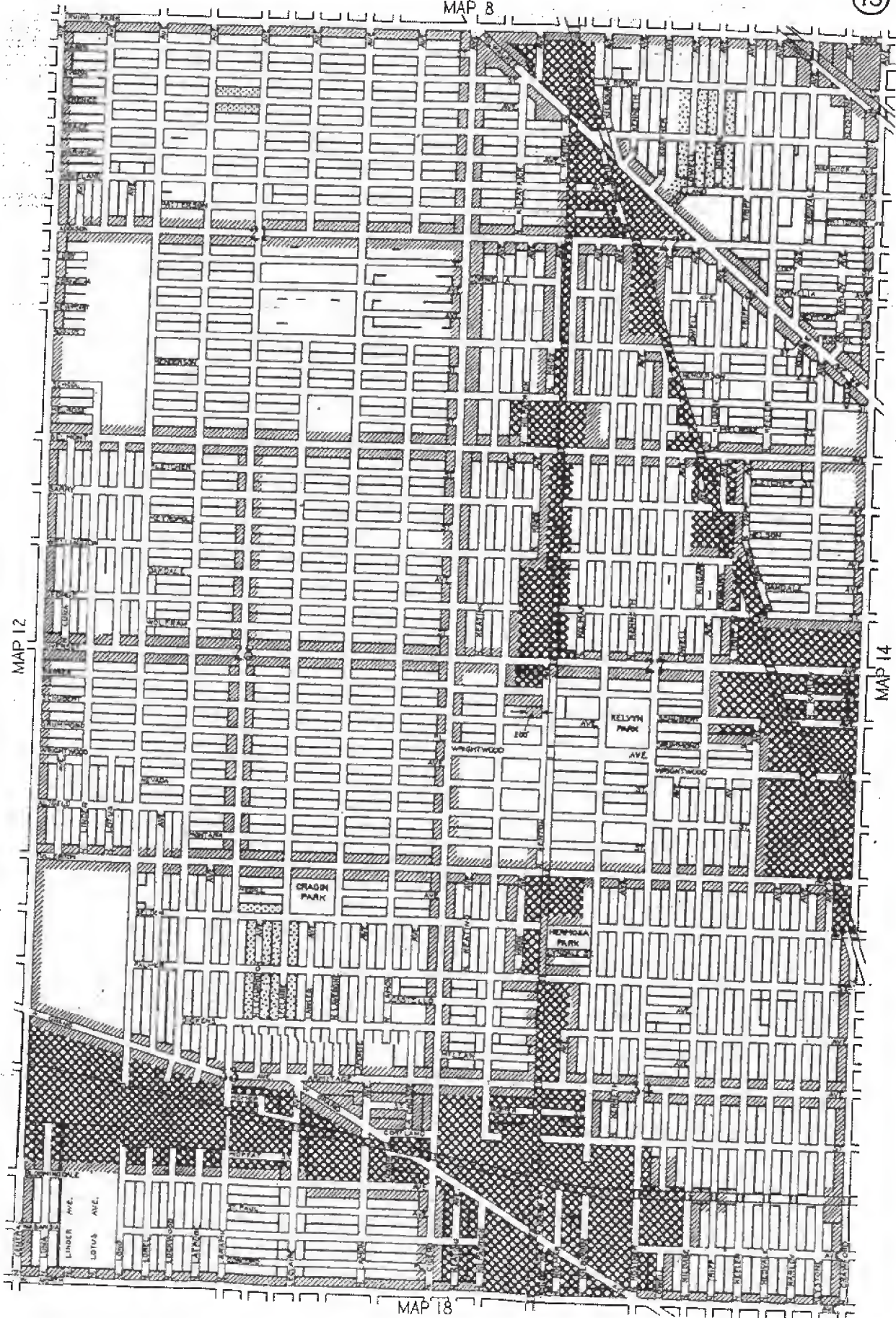




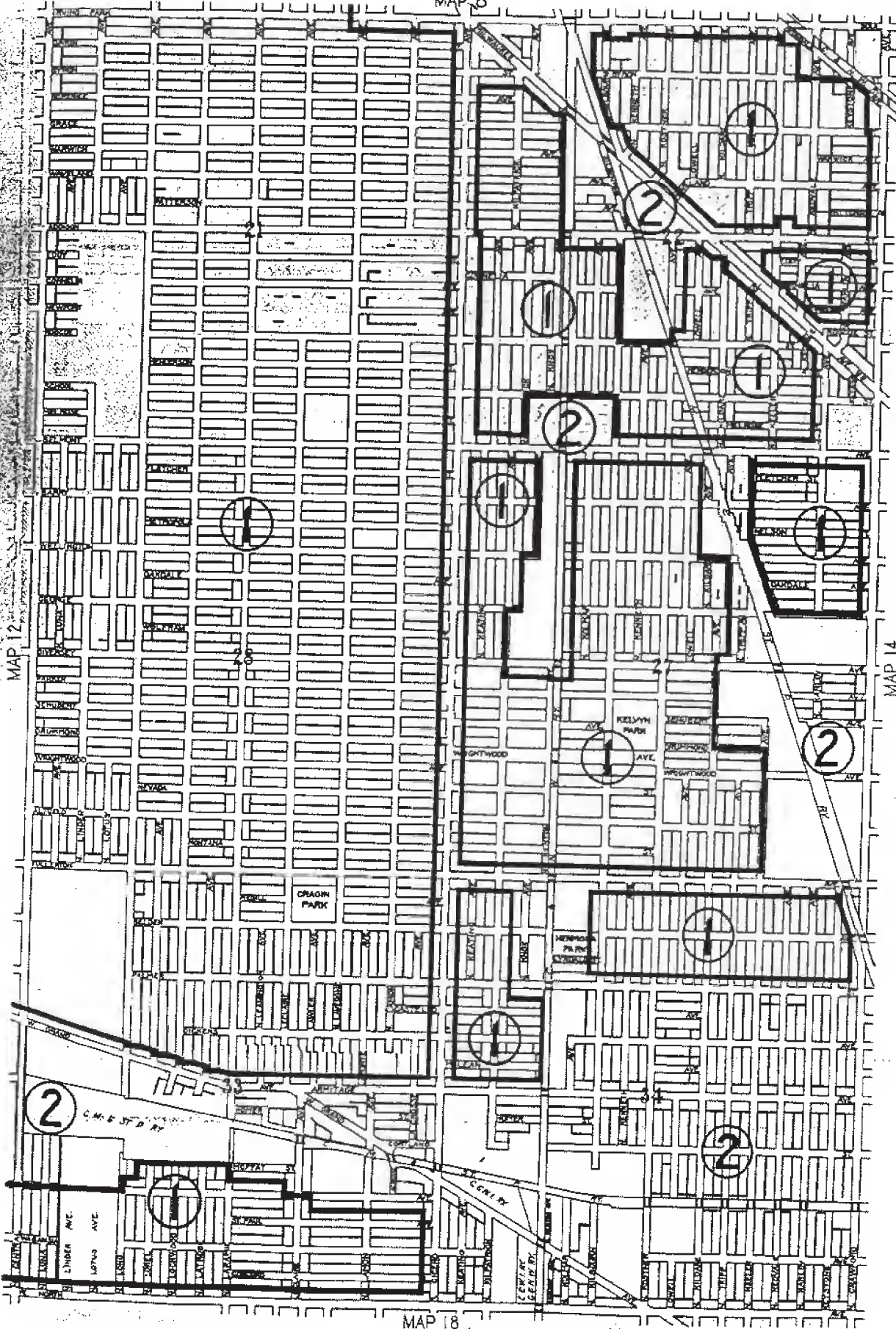




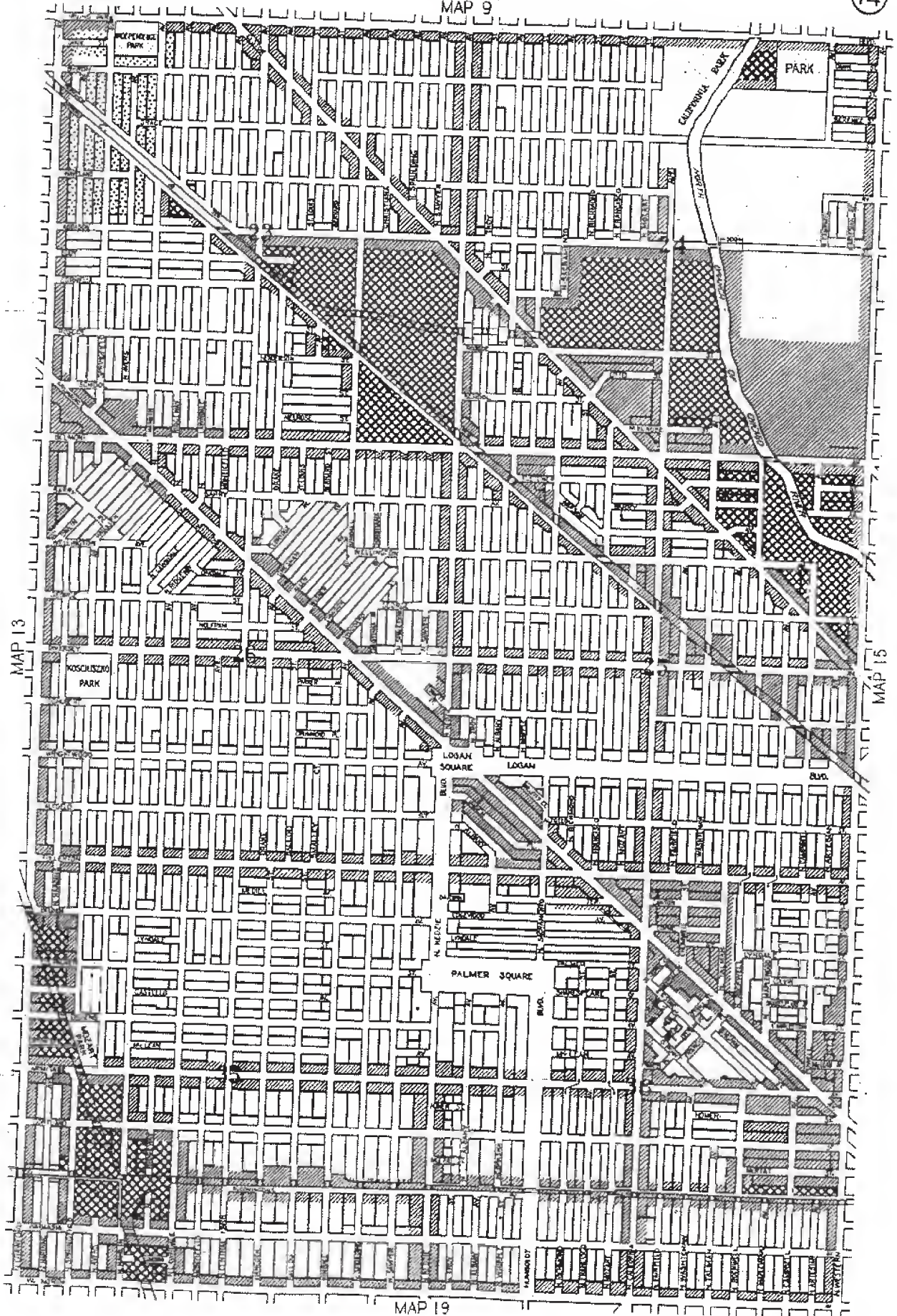








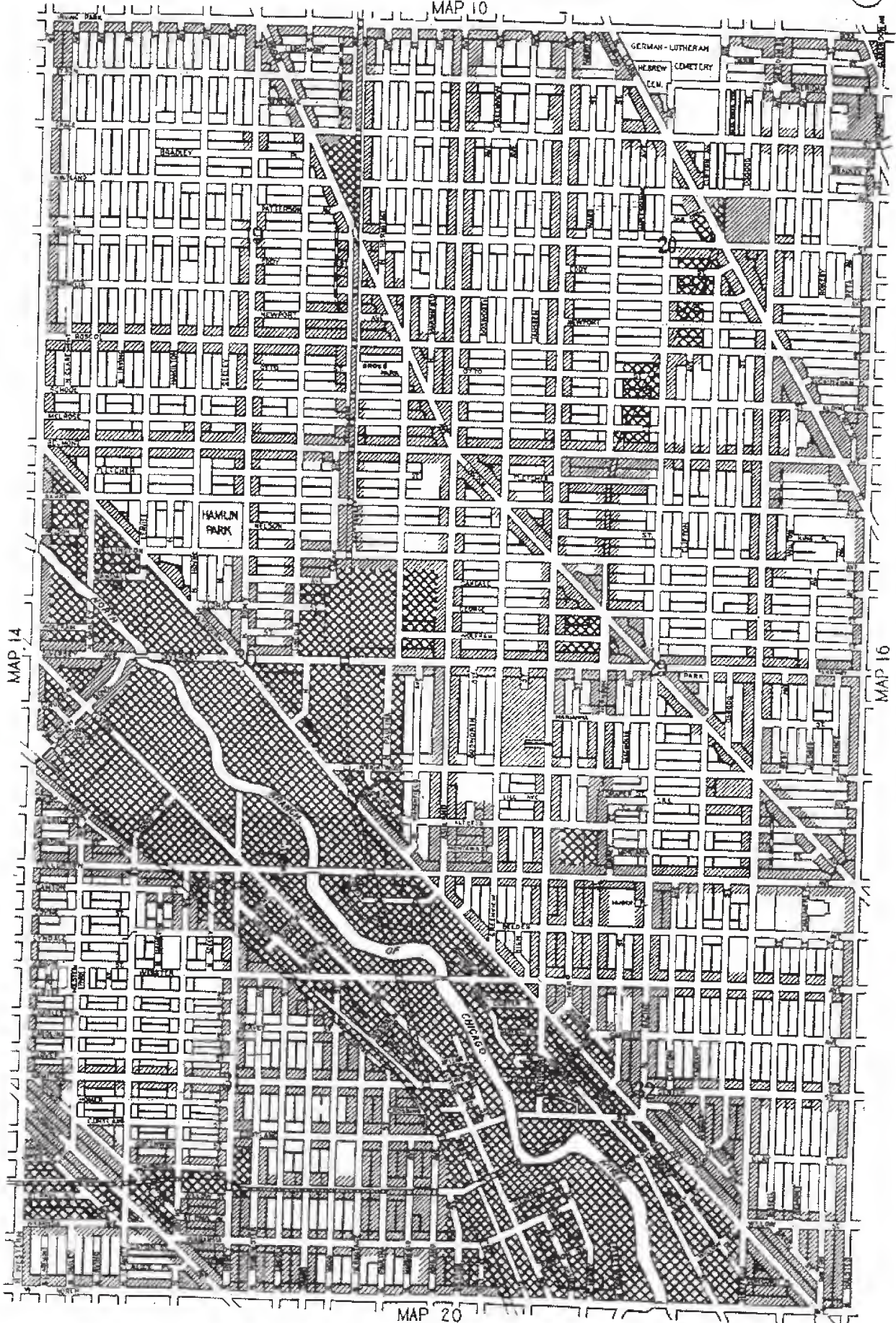
















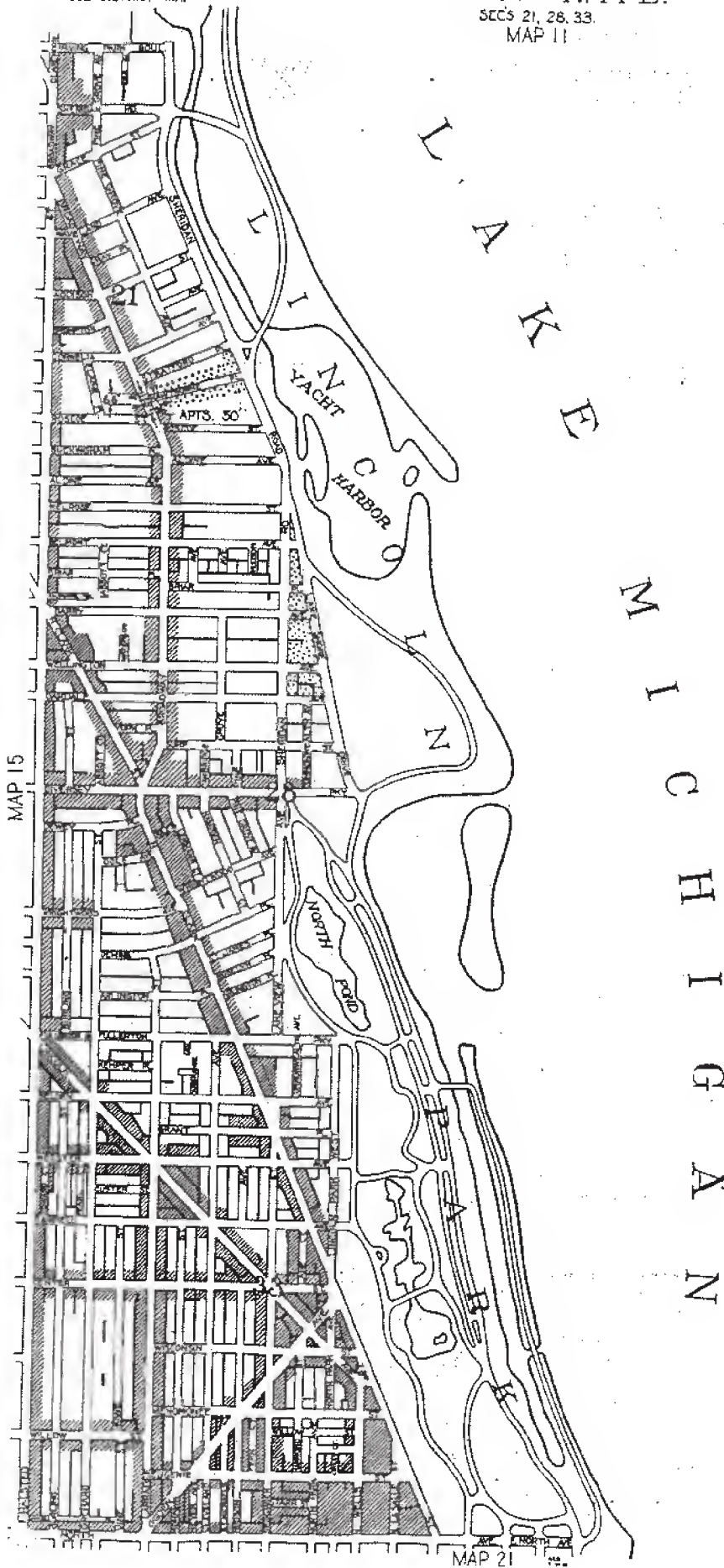


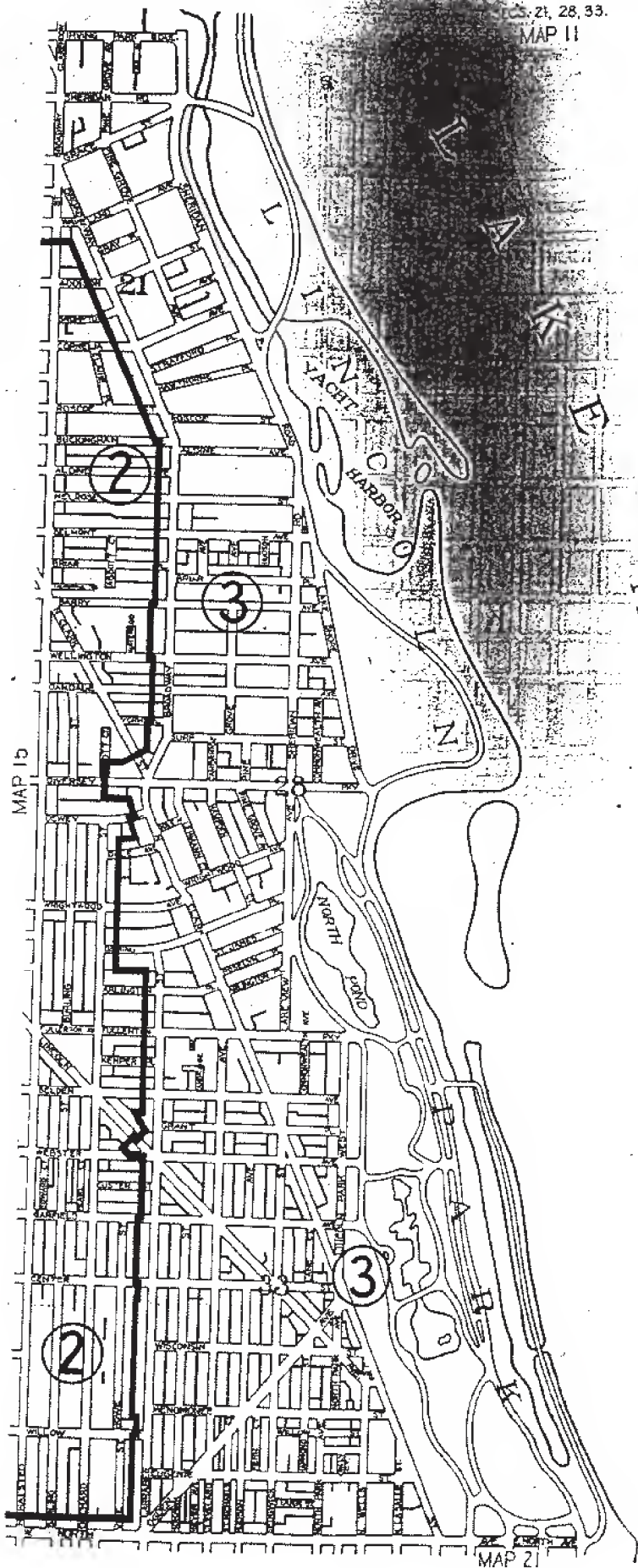
CHICAGO ZONING ORDINANCE  
USE DISTRICT MAP

T. 40 N. R. 14 E.

SECS 21, 28, 33.  
MAP 11

16

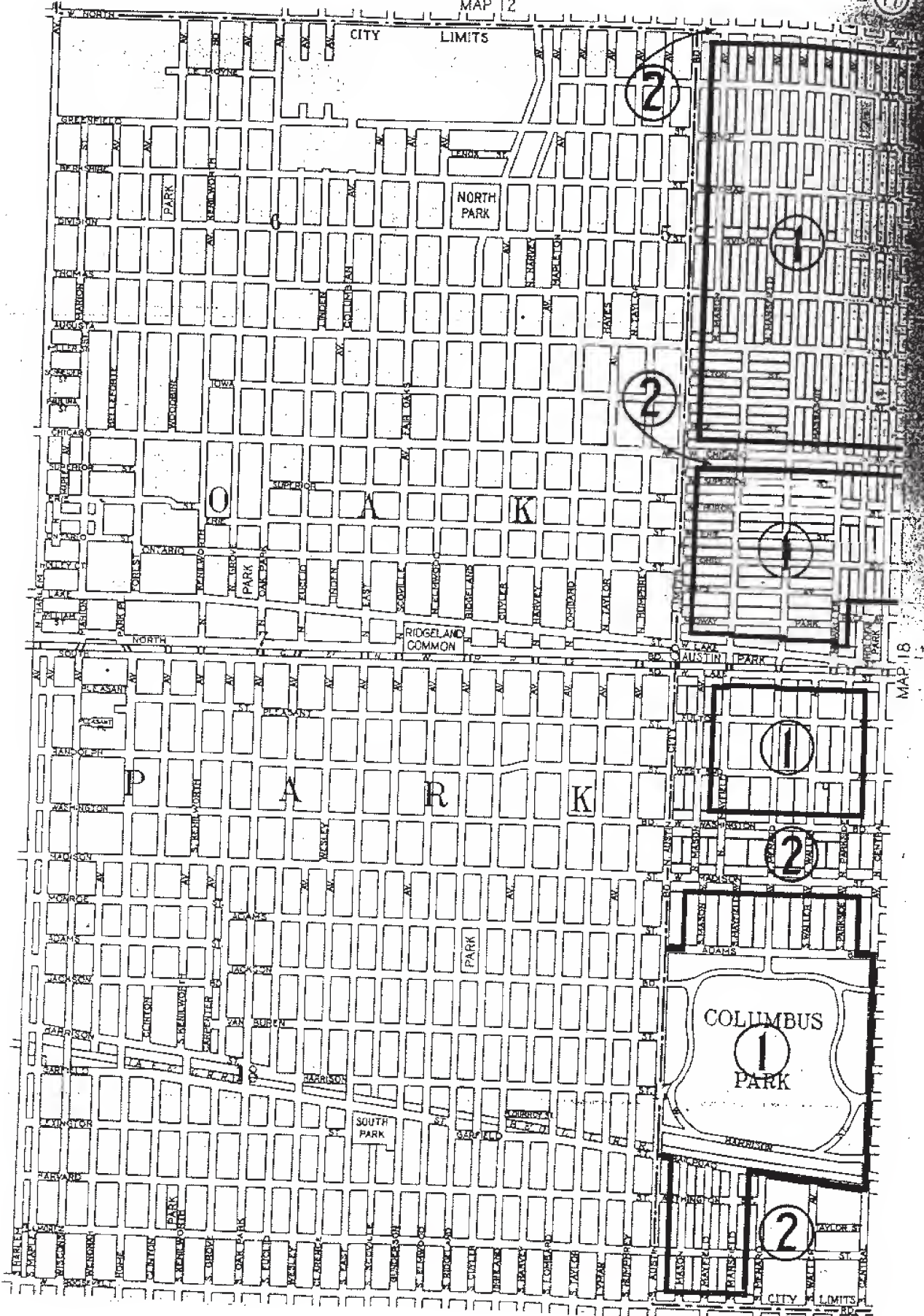




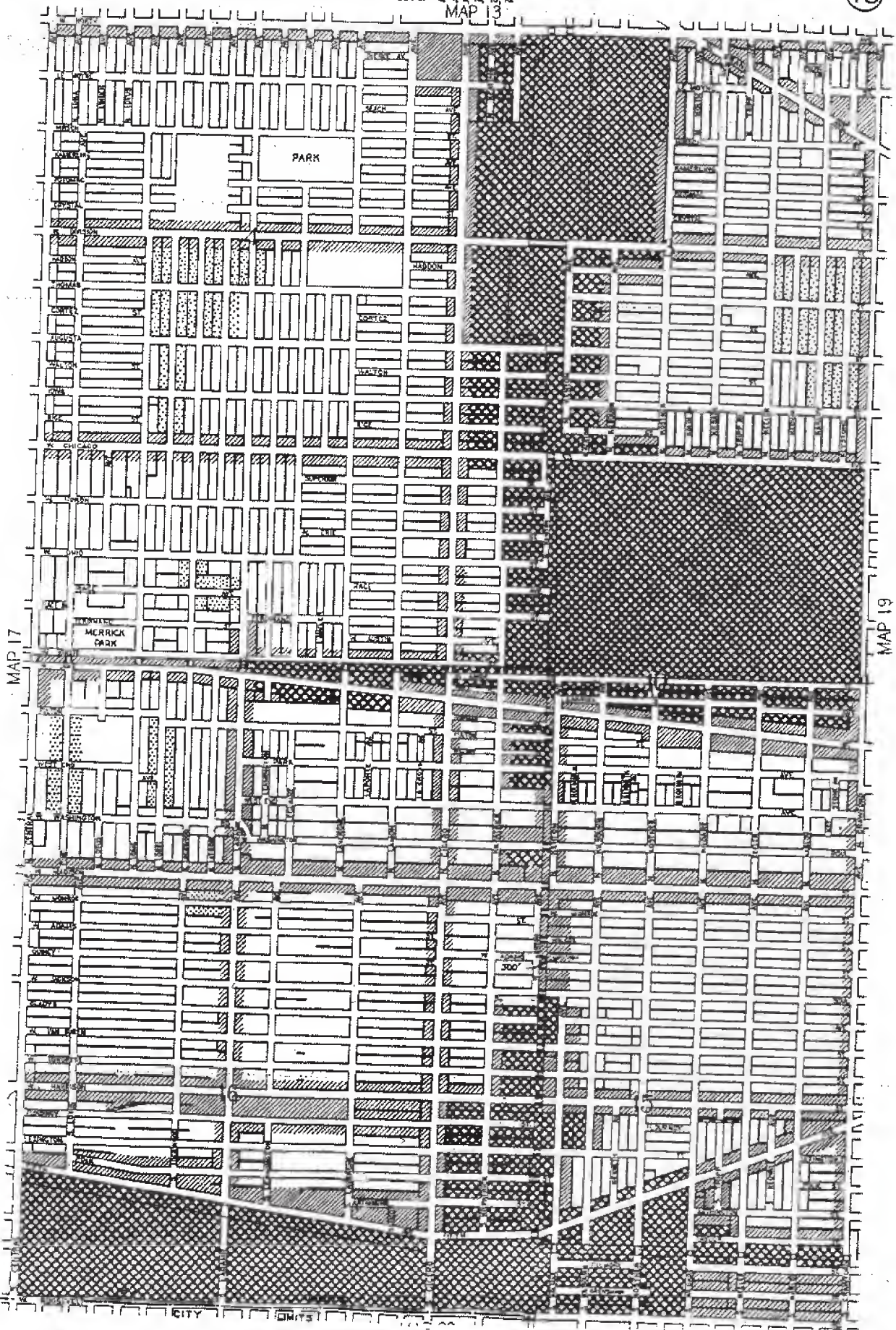


This is a detailed street map of Oak Park, Illinois. The map shows a dense grid of streets, with major thoroughfares like North Avenue, South Avenue, and Ridgeland Avenue. Several parks are highlighted, including North Park, Ridgeland Common, South Park, and Columbus Park. The city limits are indicated by a dashed line. The map is labeled 'MAP 12' at the top and 'MAP 18' on the right. The title 'OAK PARK' is prominently displayed in the center. The map also shows various smaller streets and landmarks, such as the 'CITY LIMITS' and 'PARK' areas.

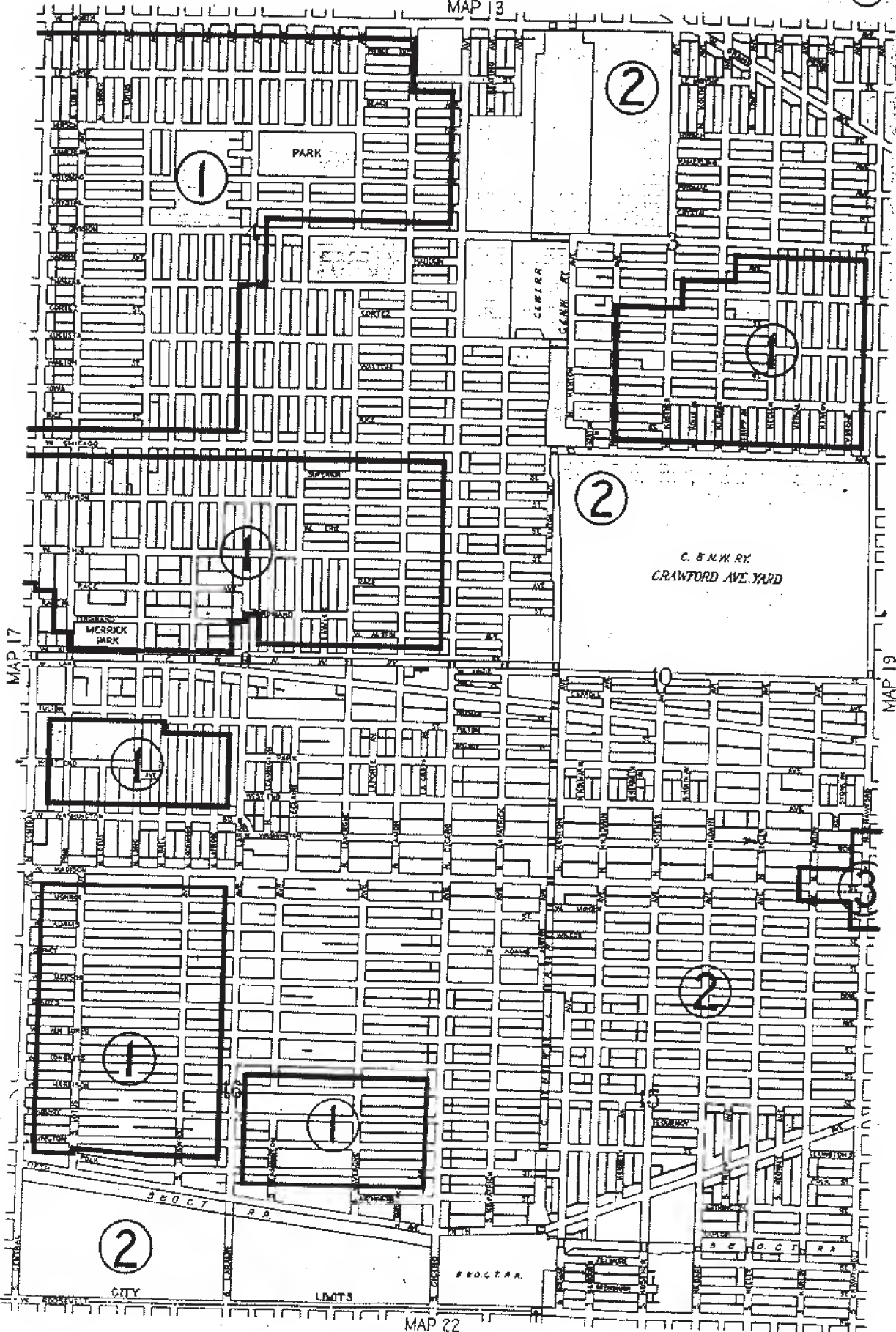












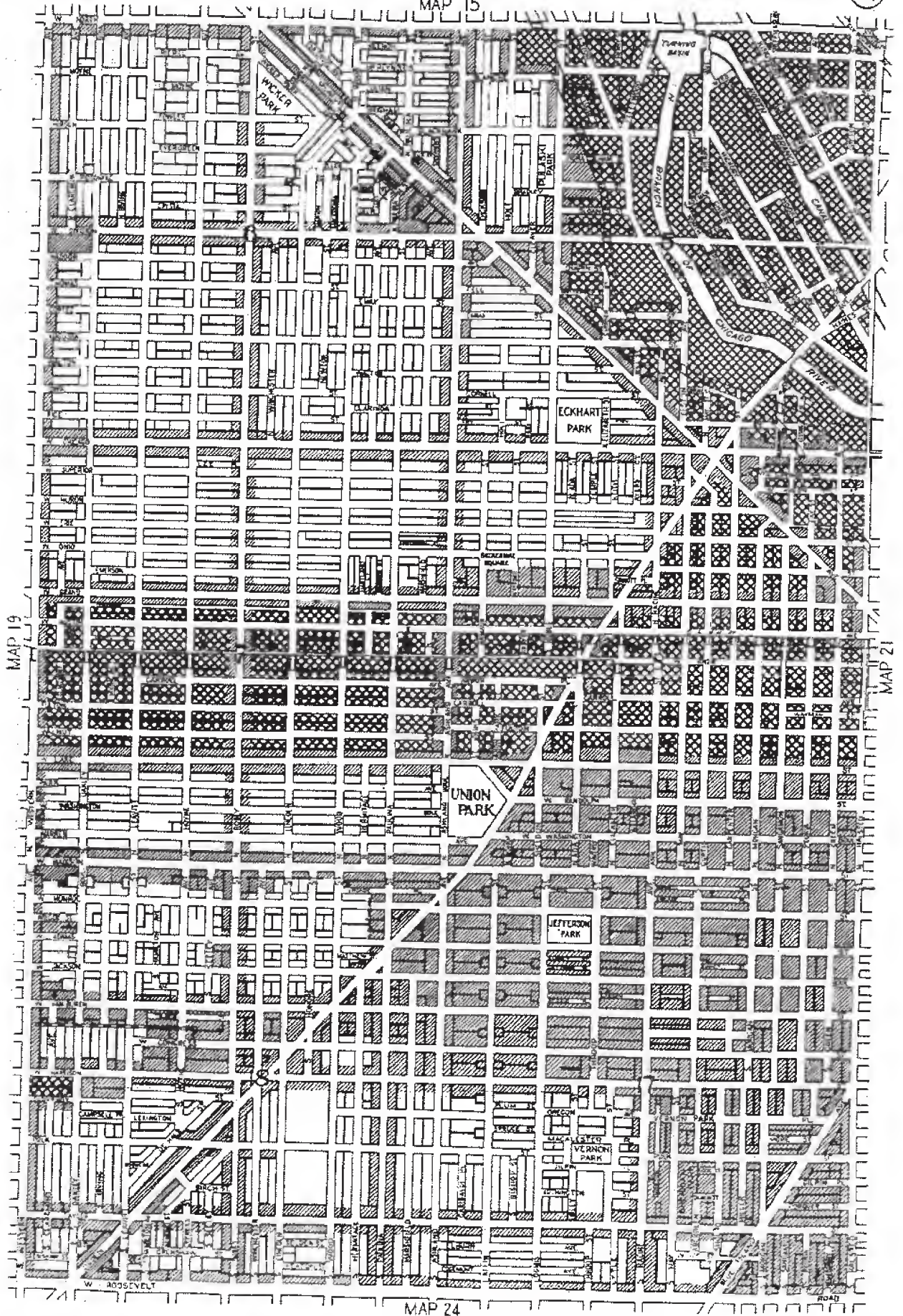




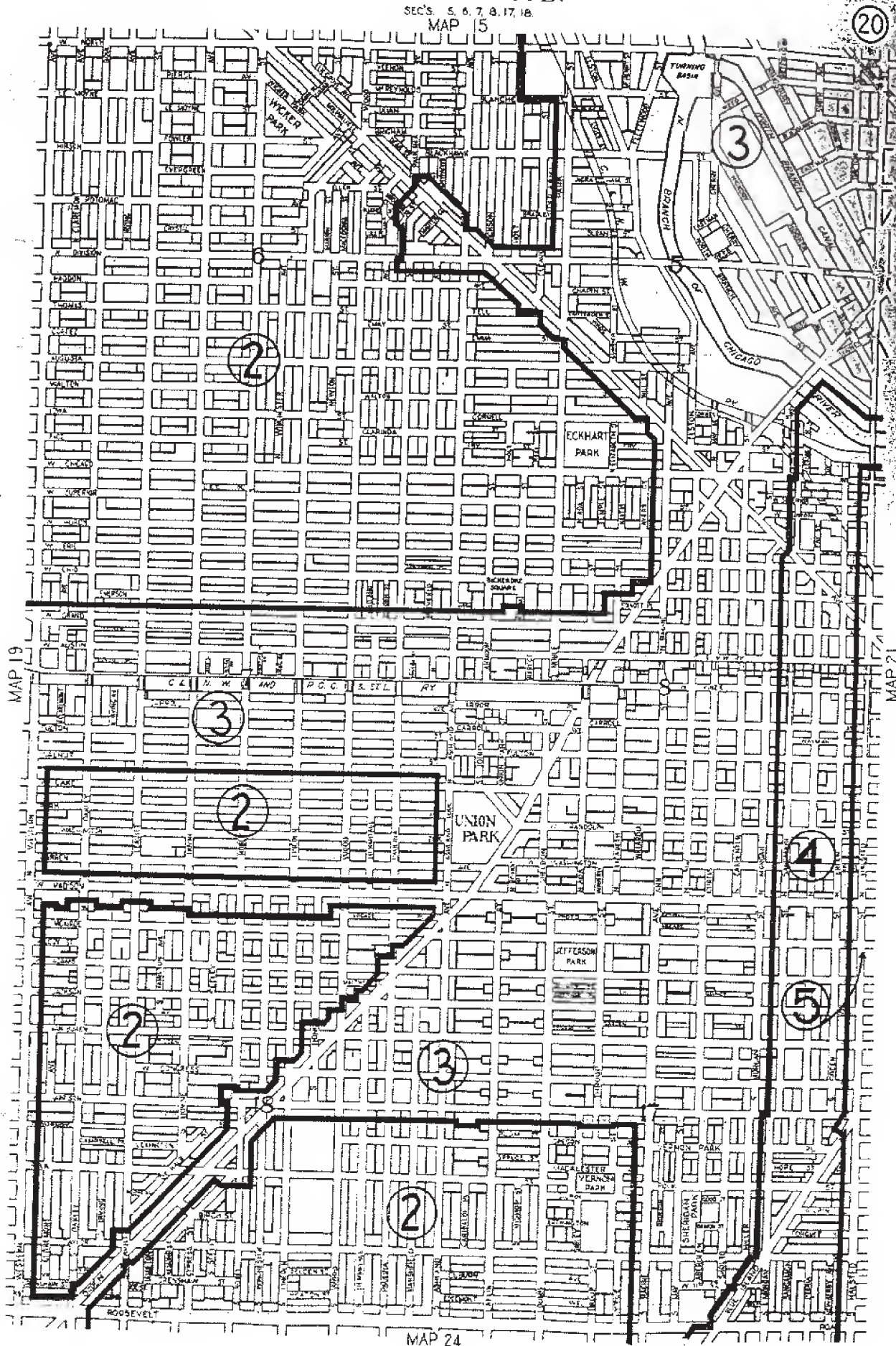




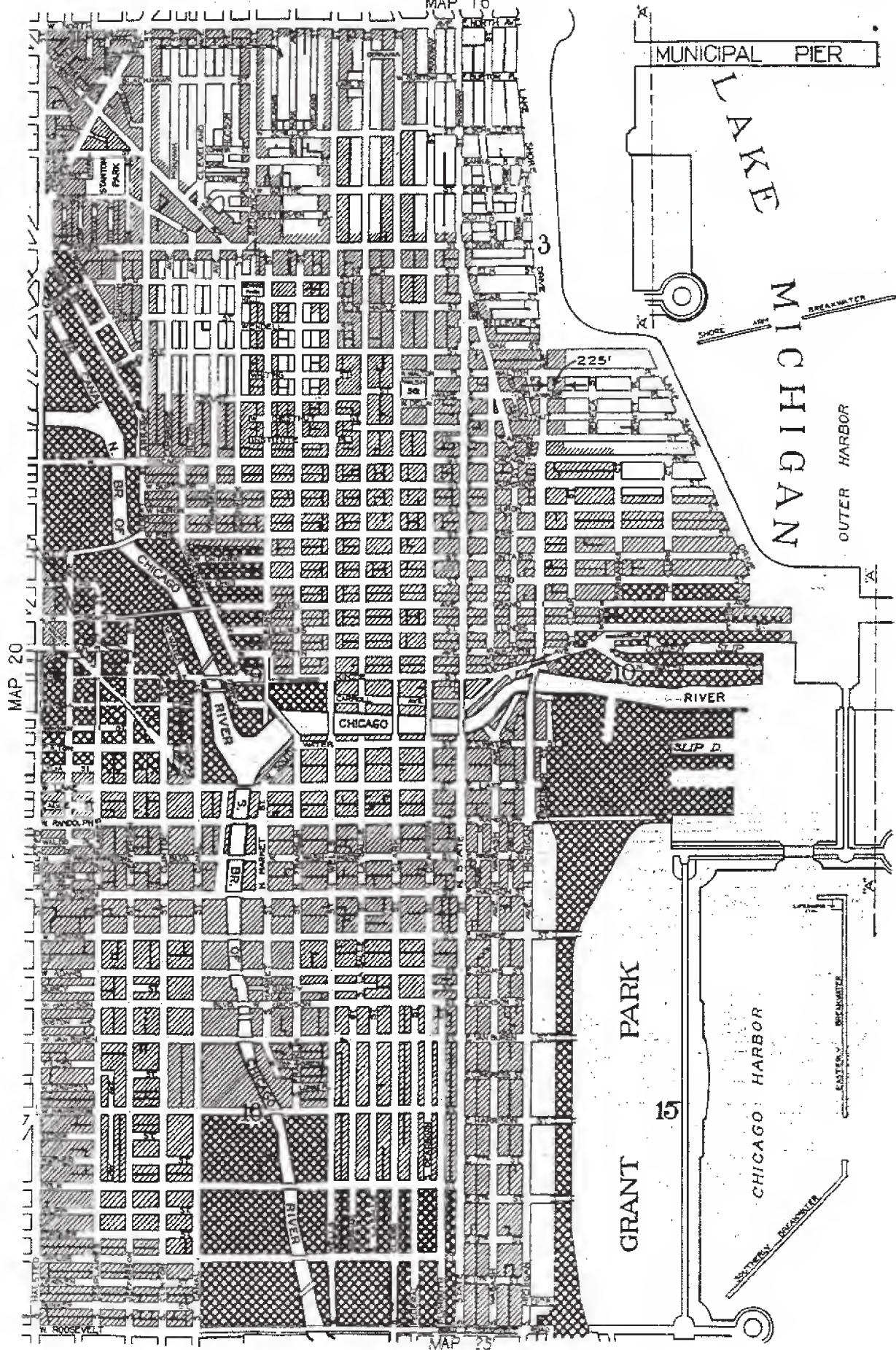






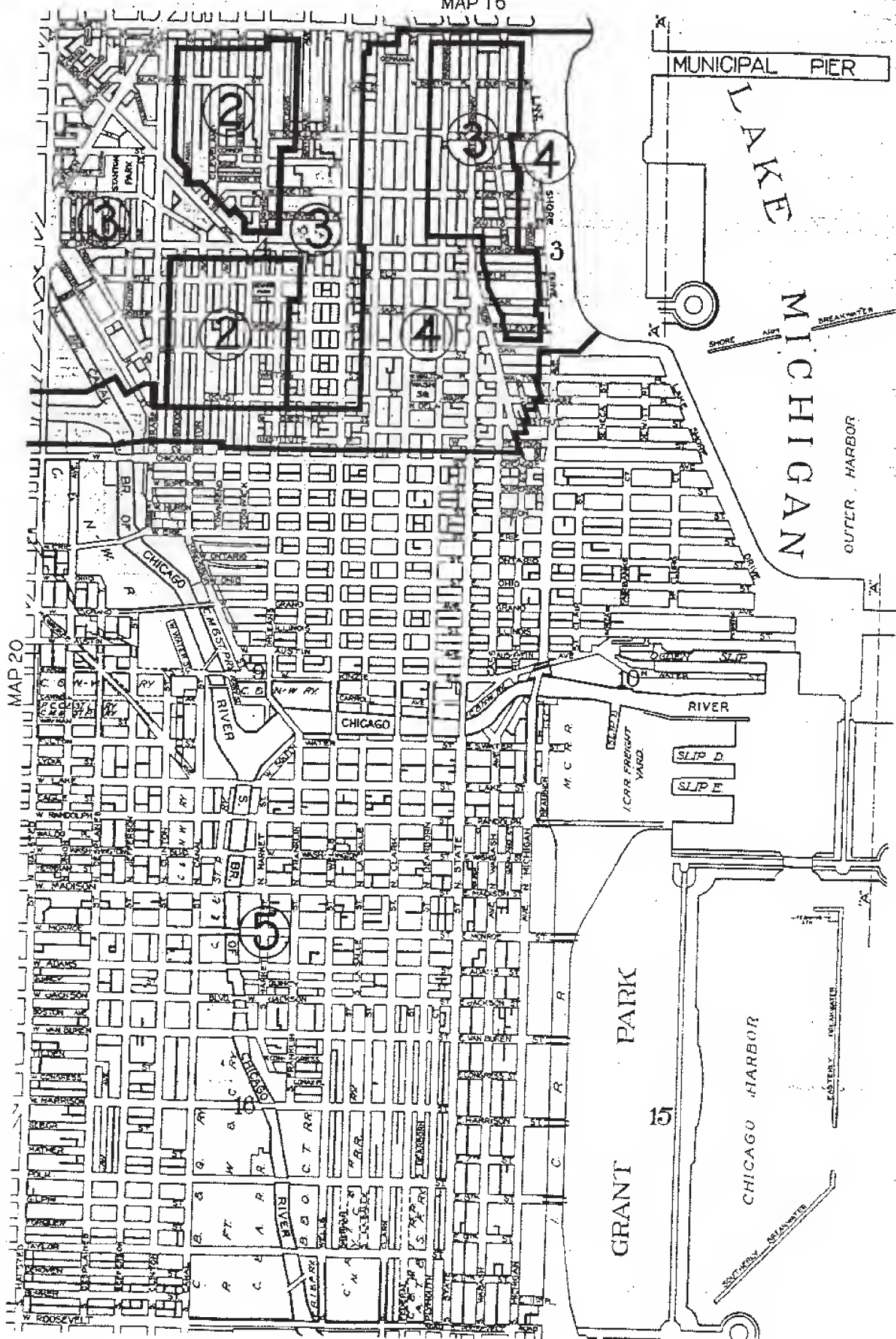




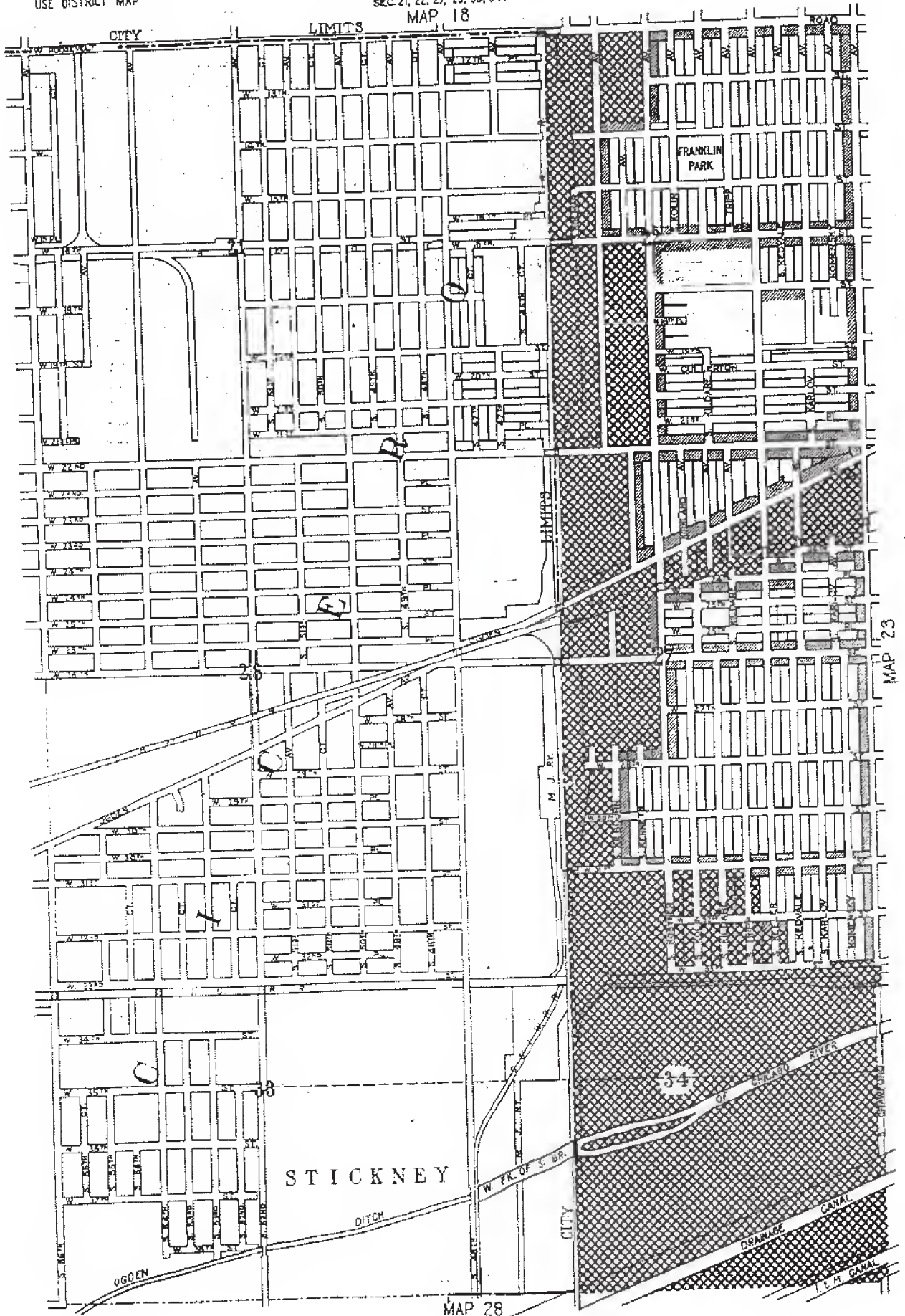


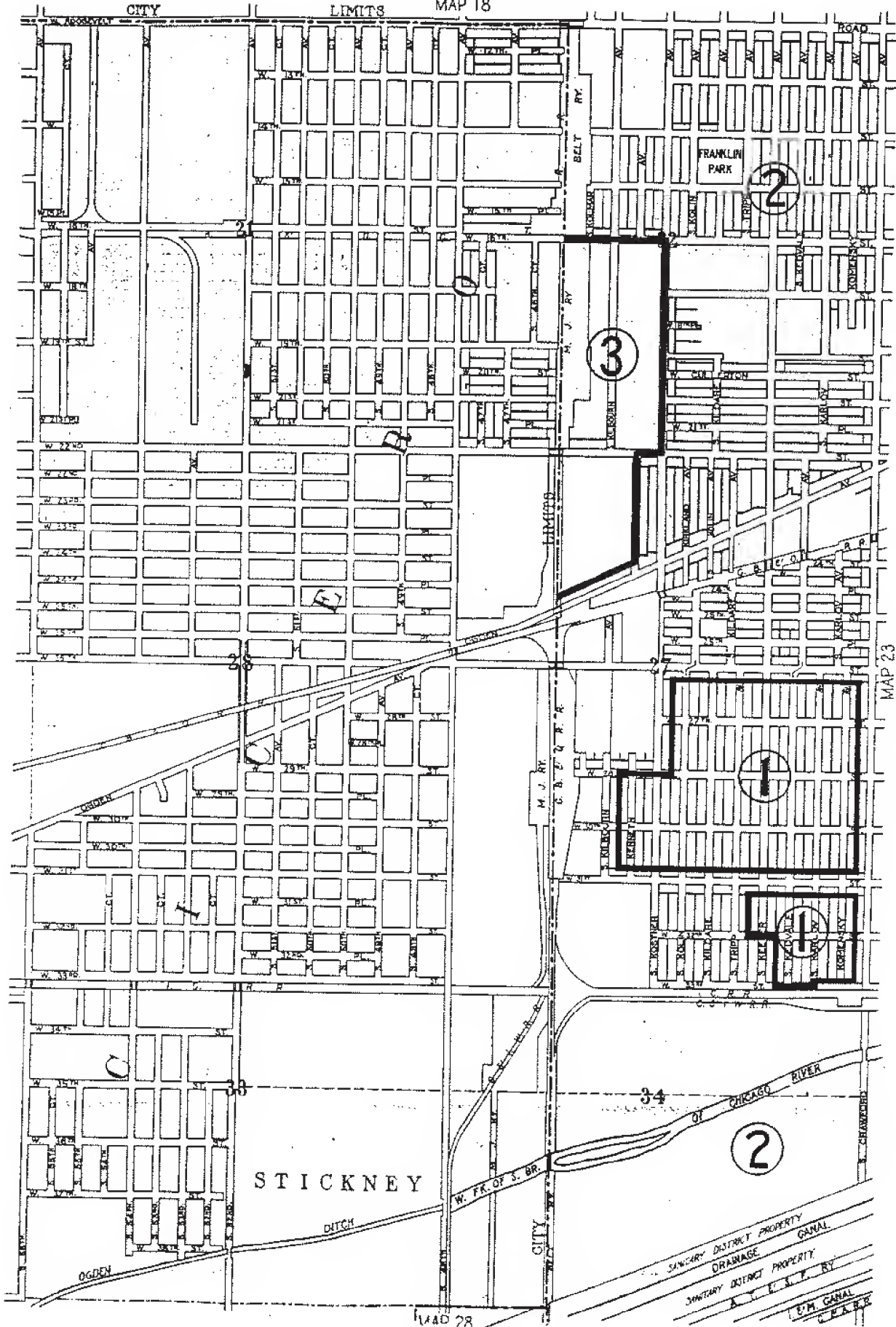


MAP 16

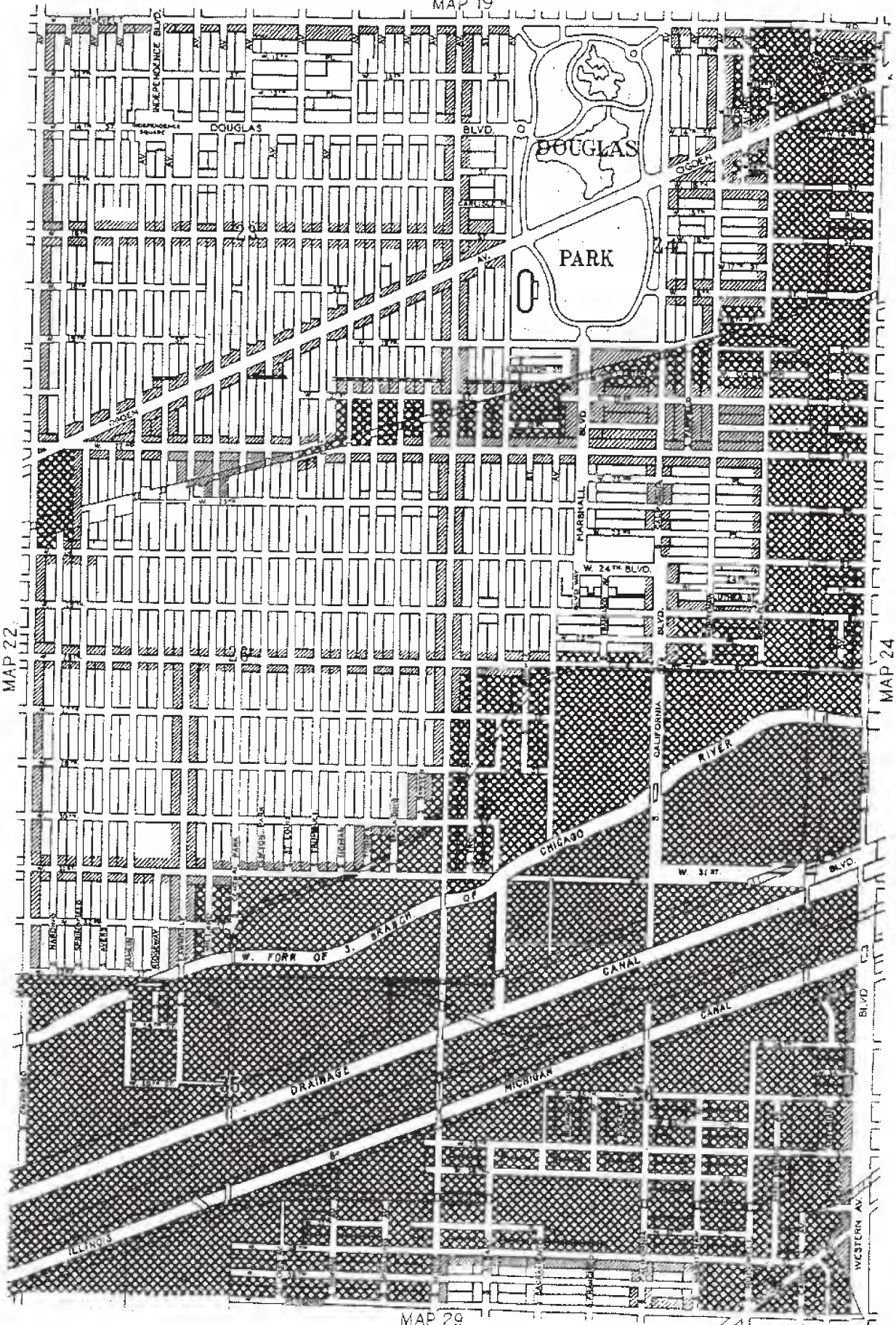




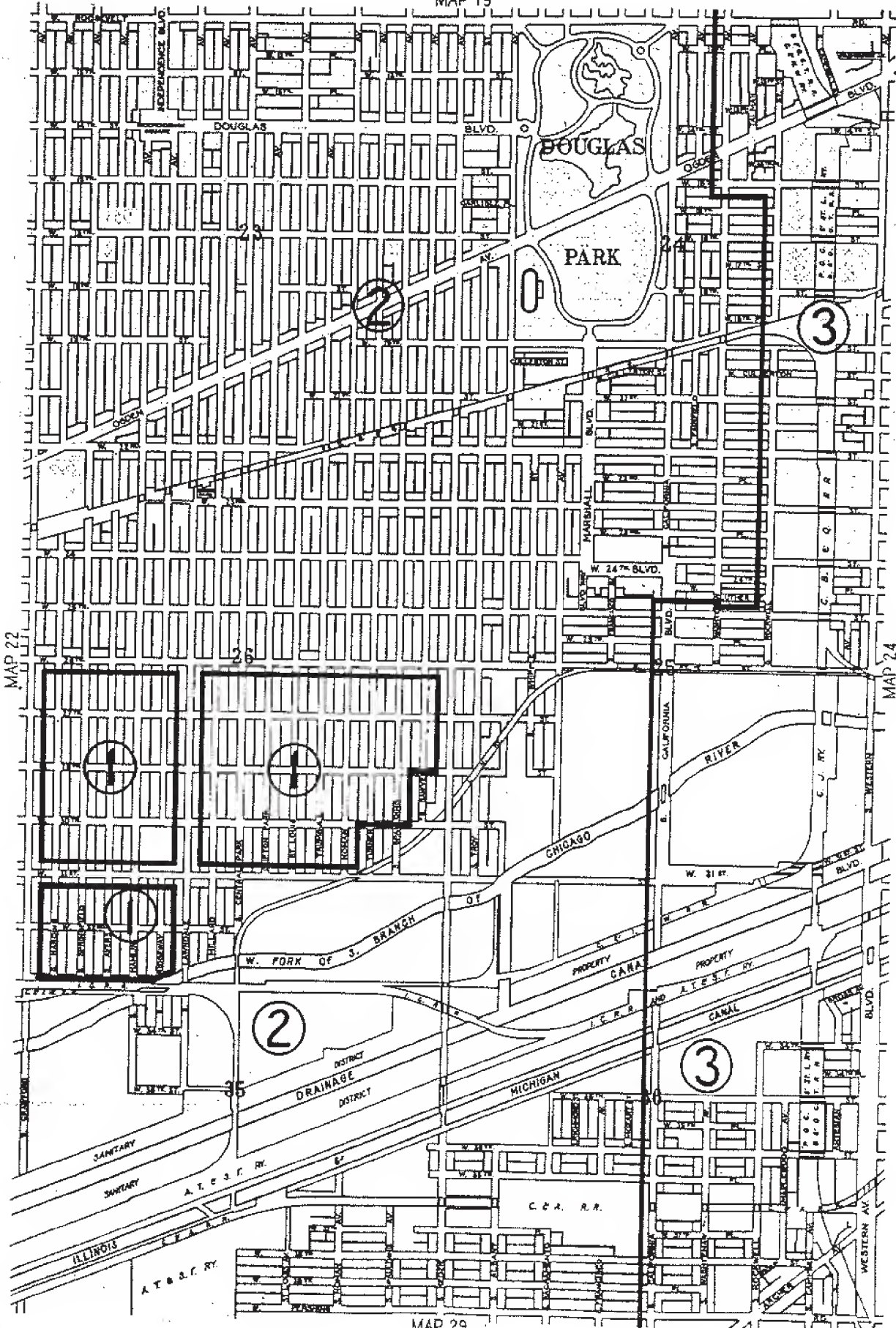




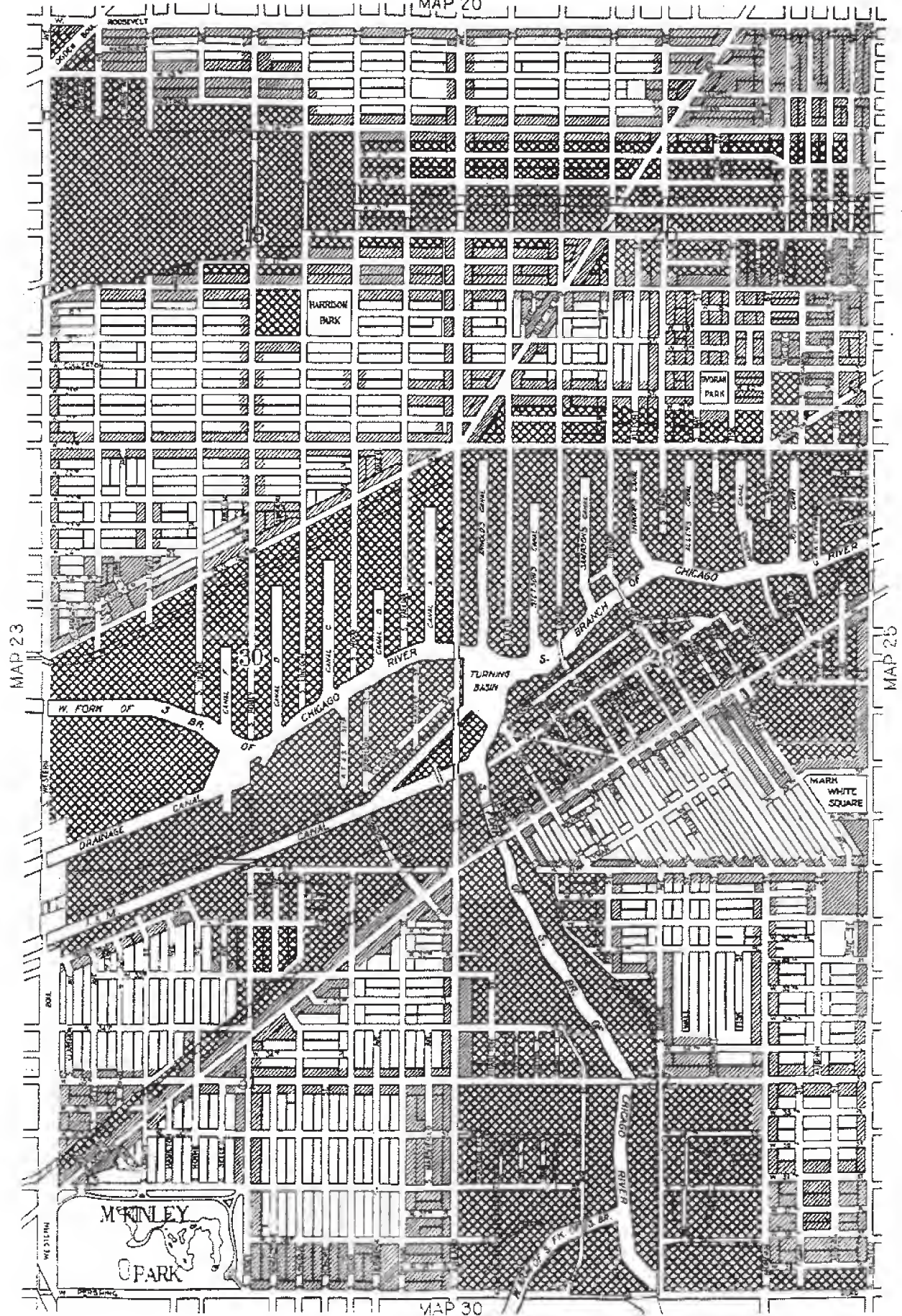




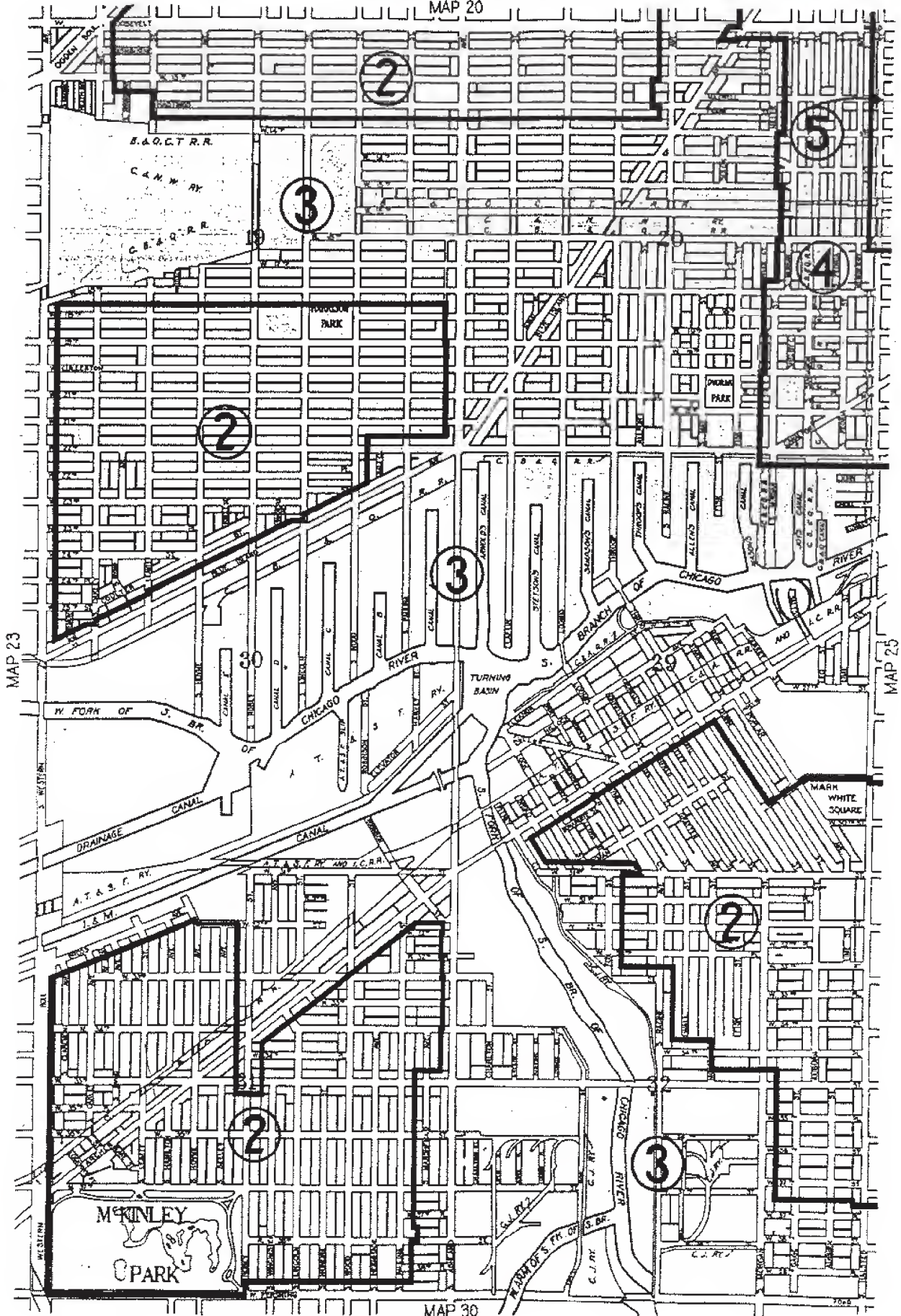




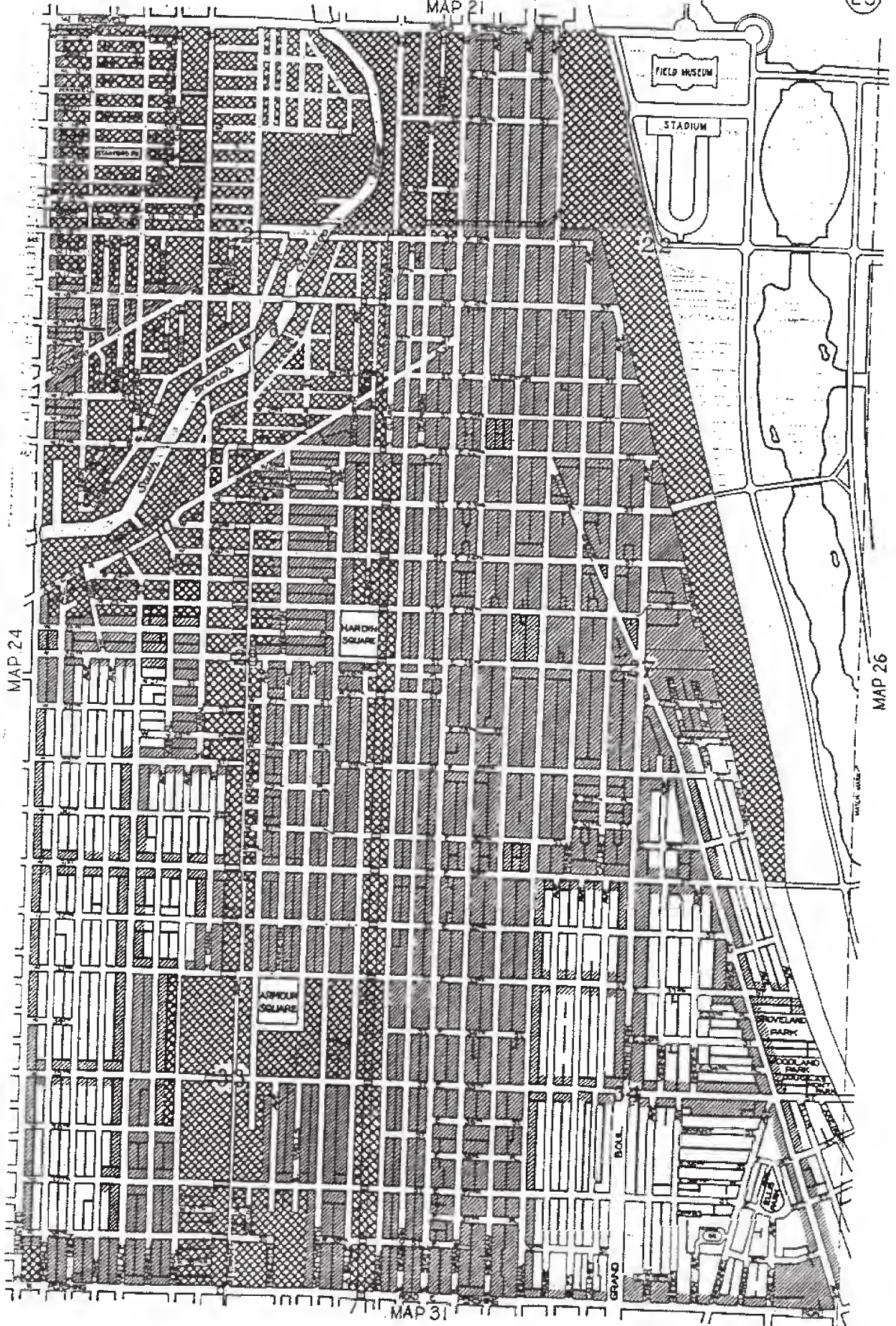




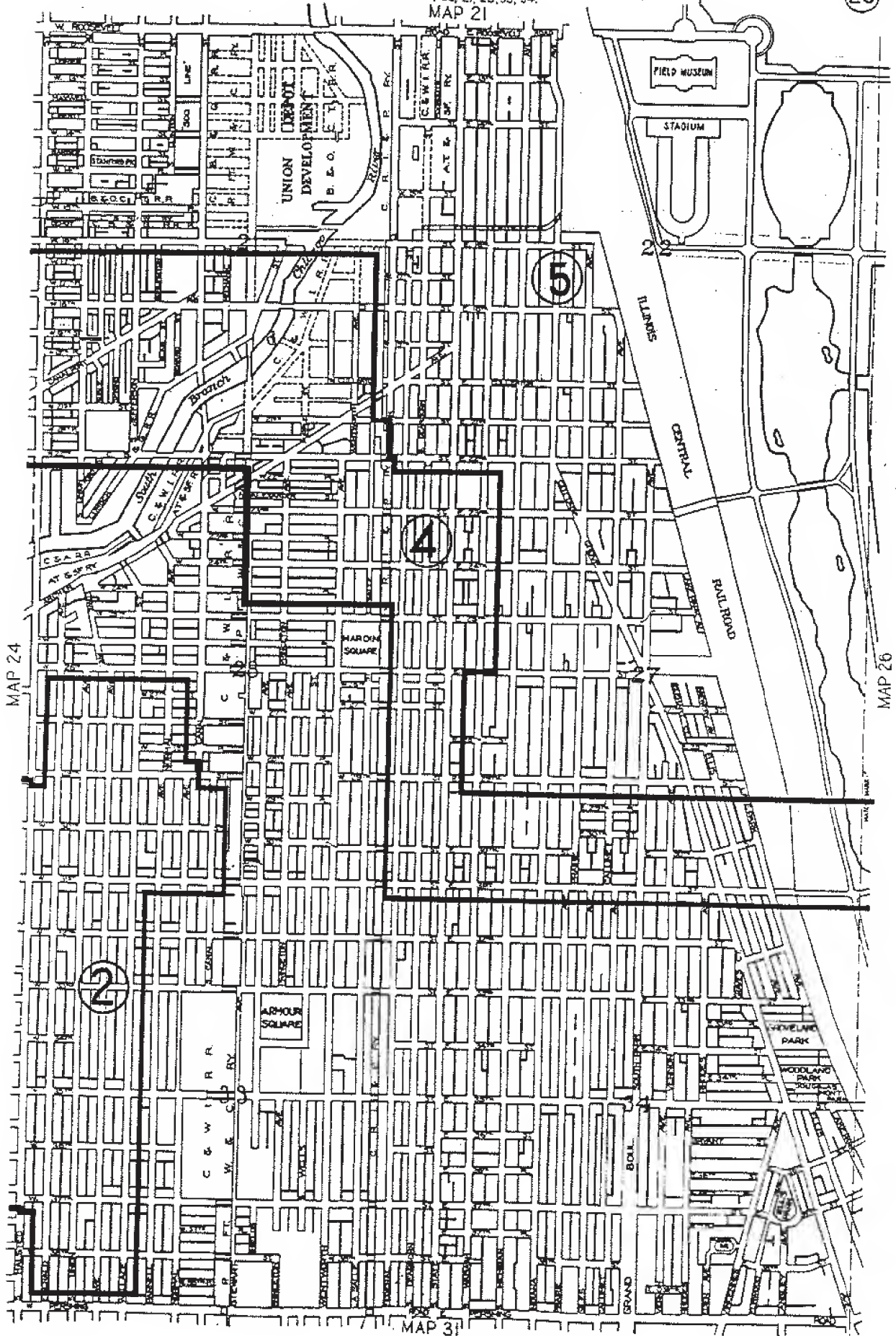




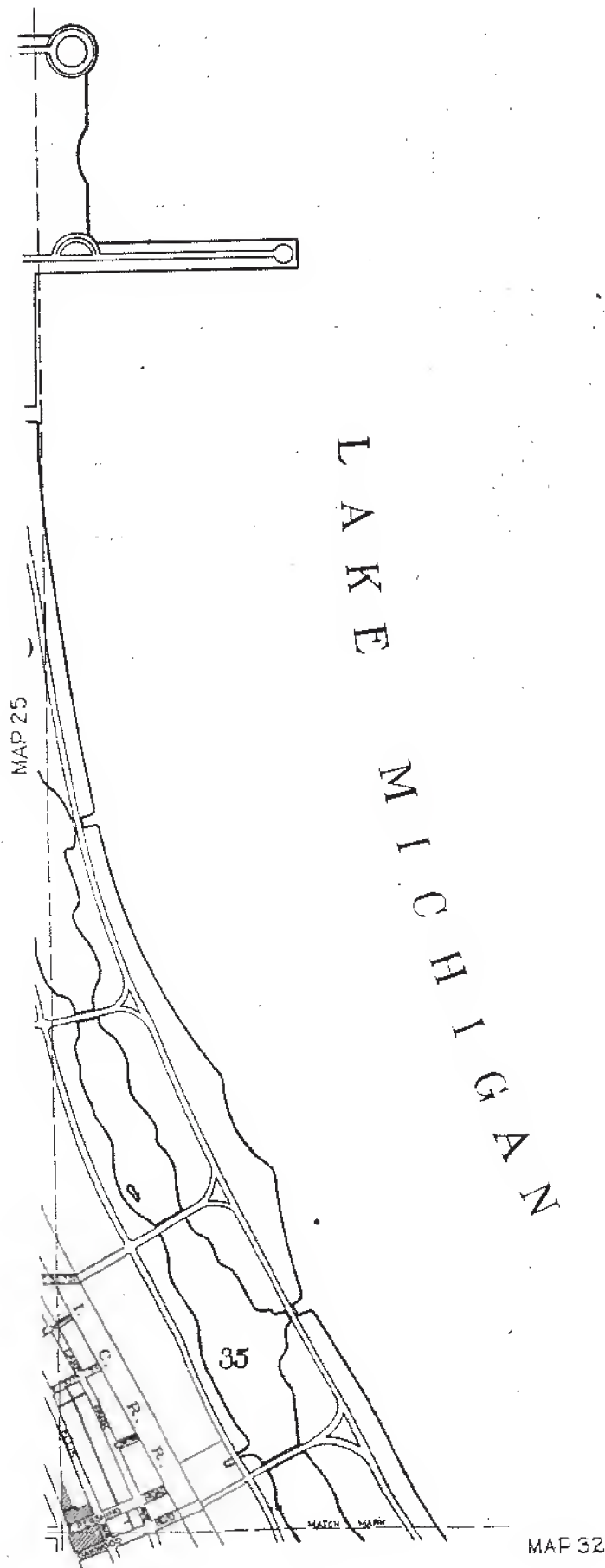


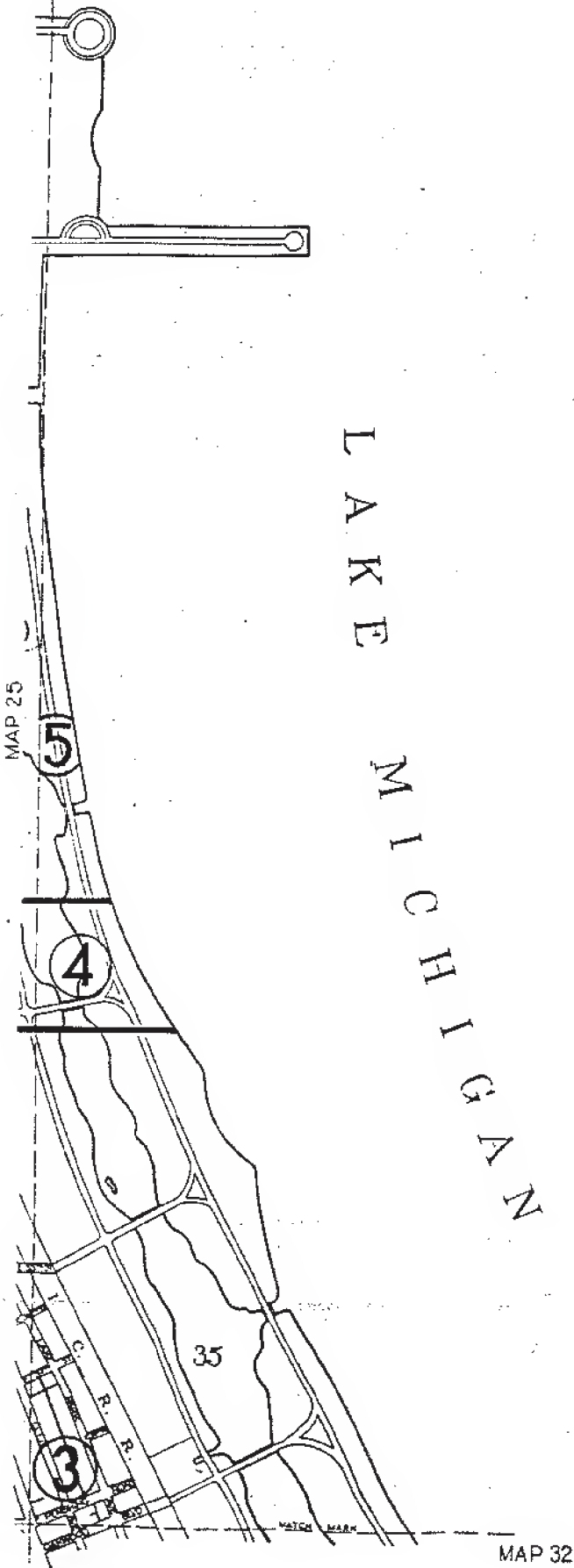




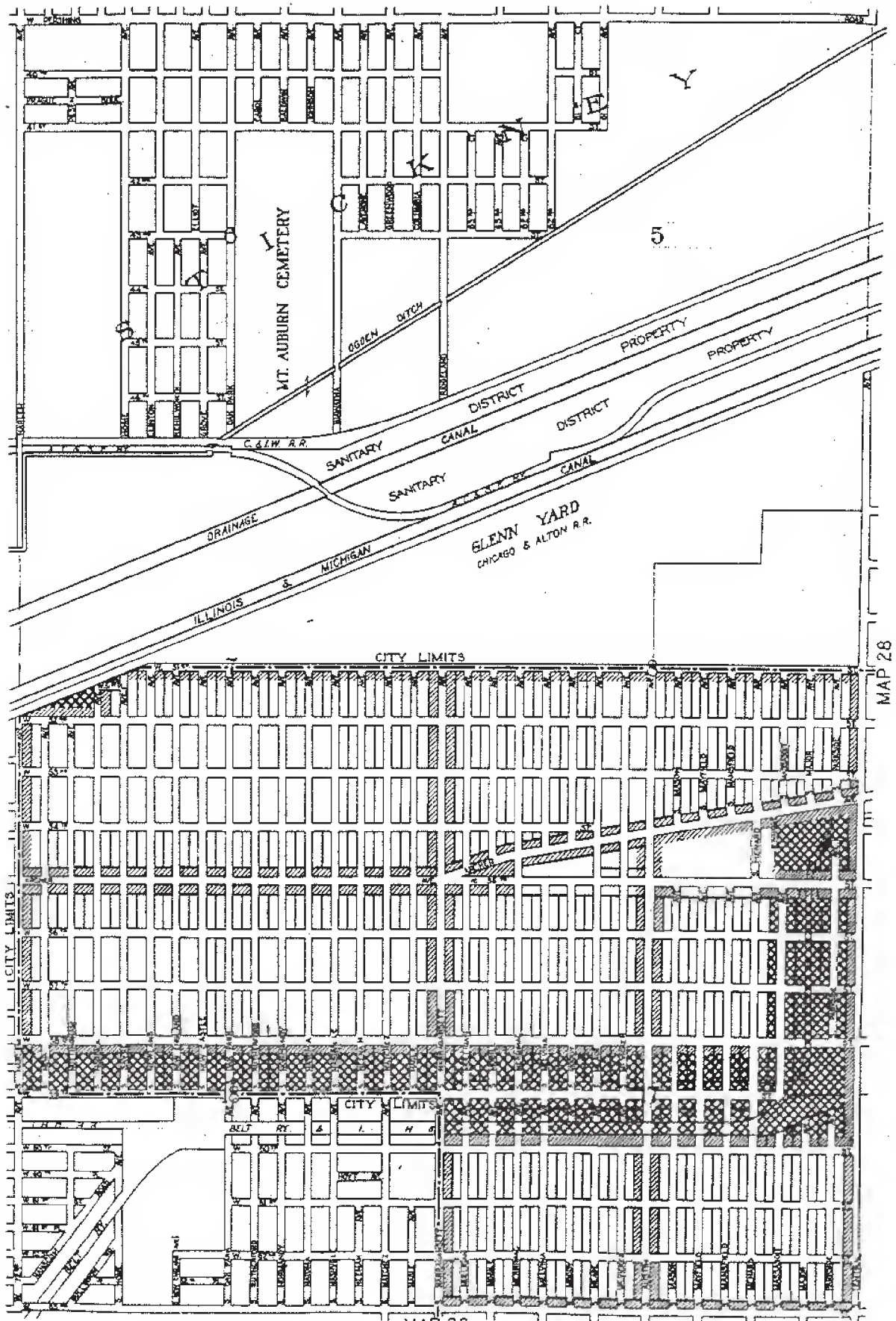


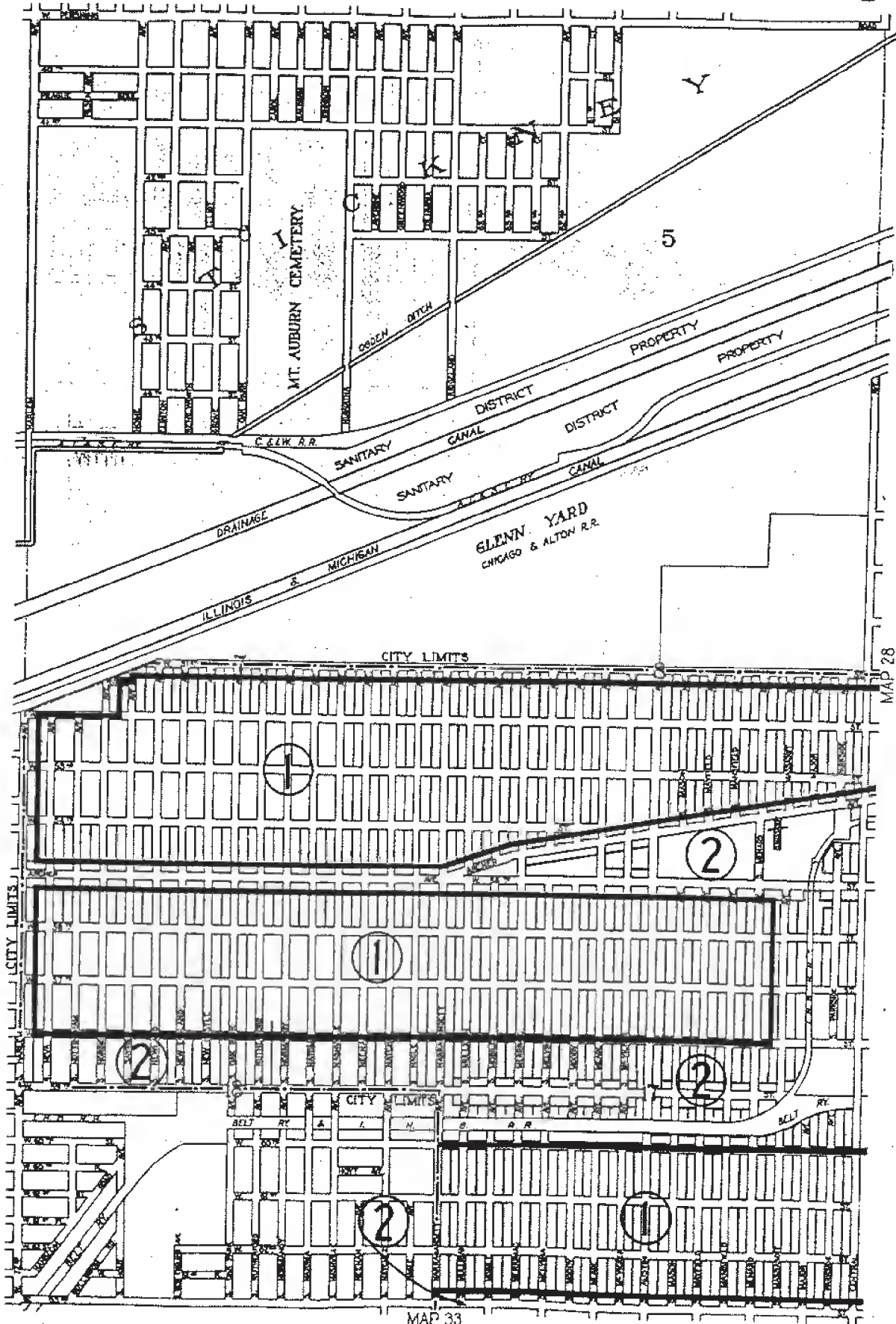




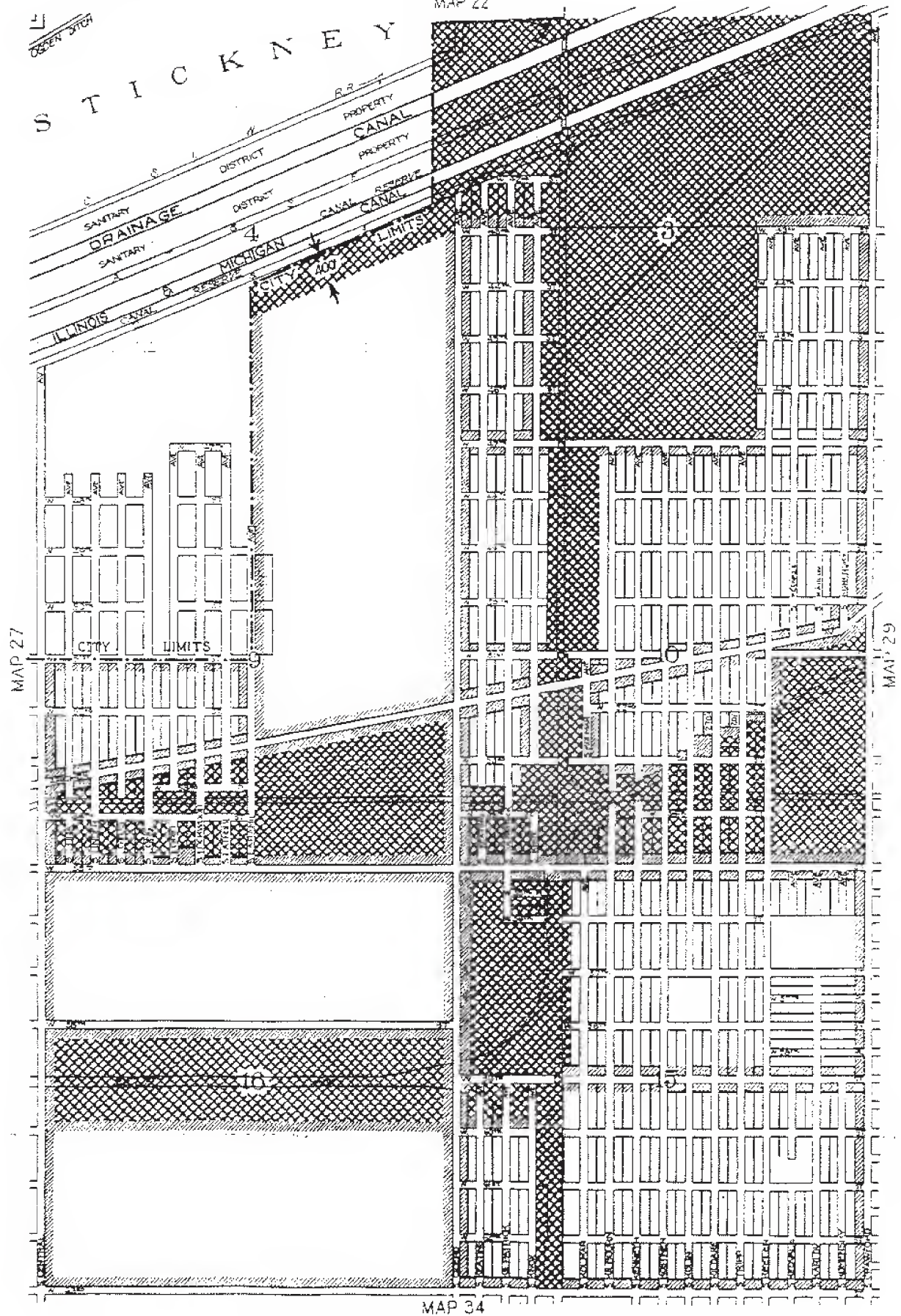


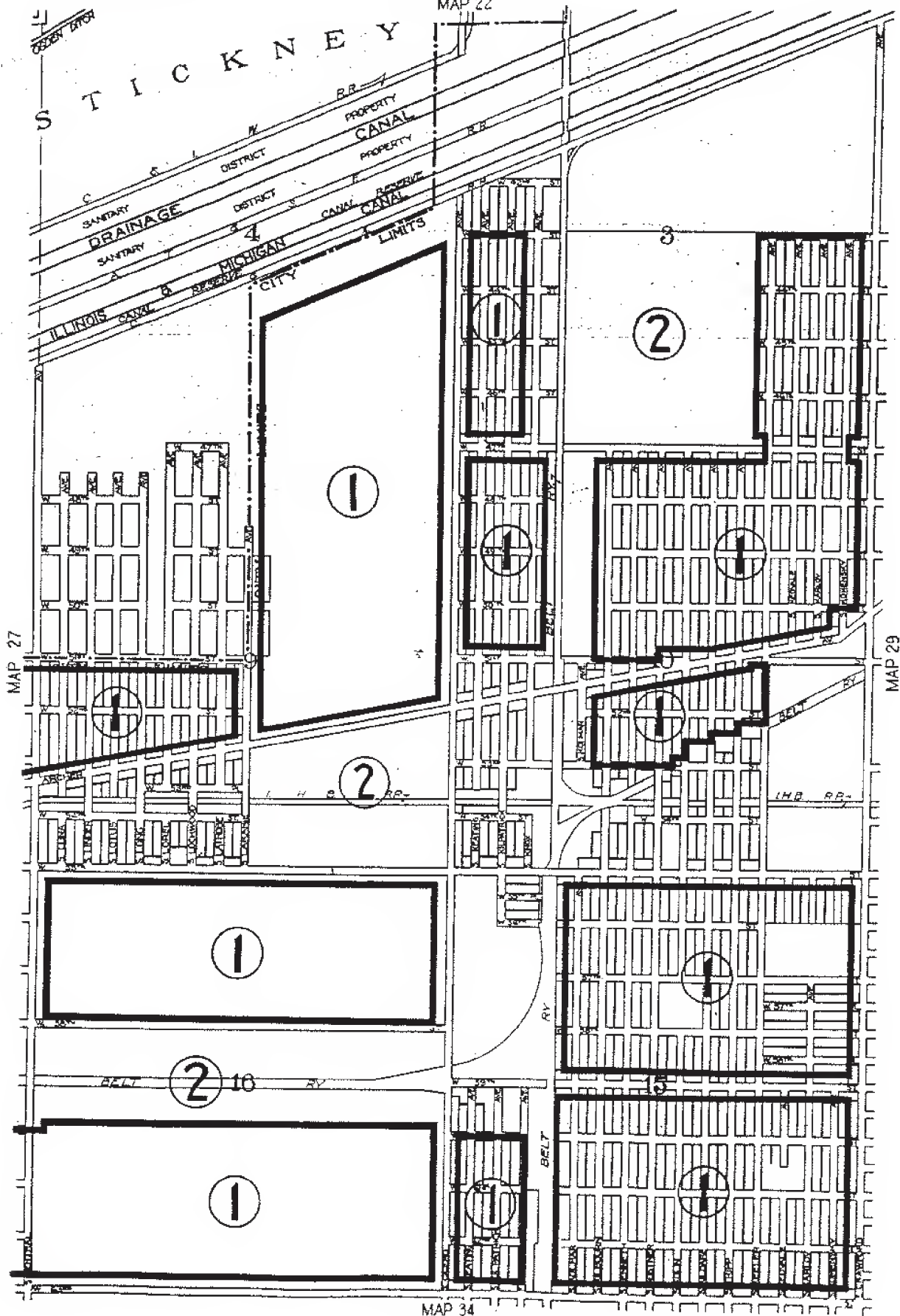




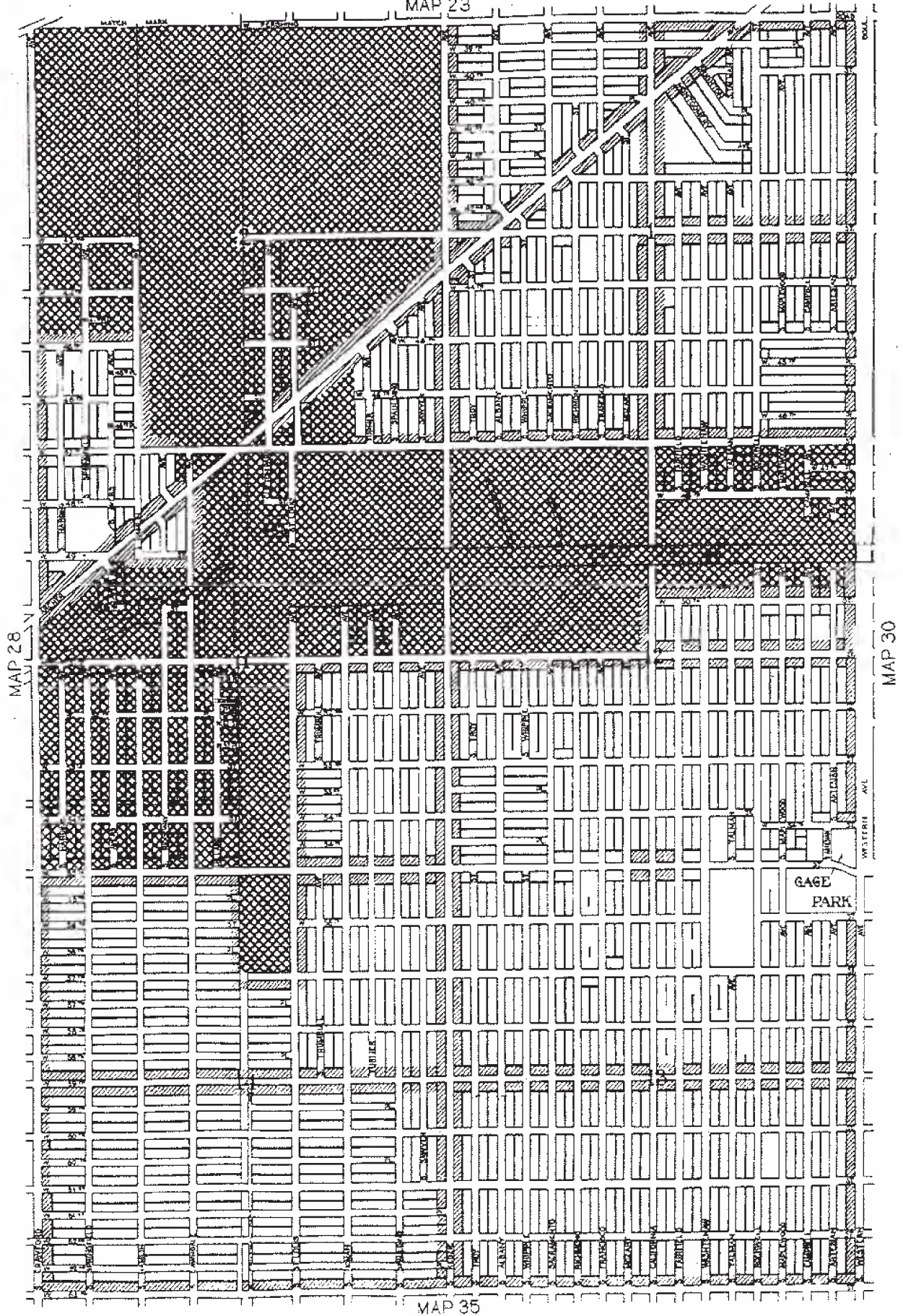


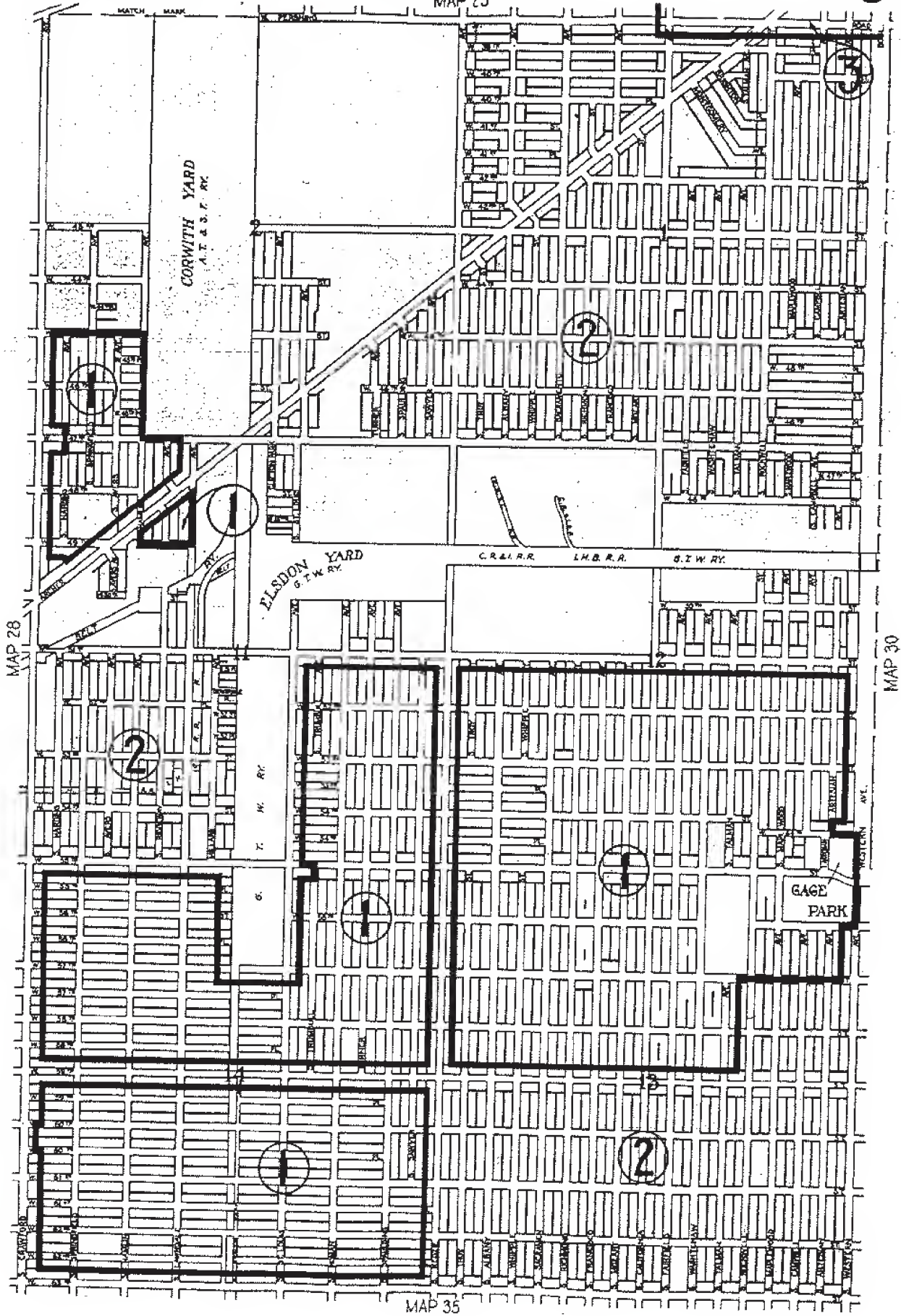






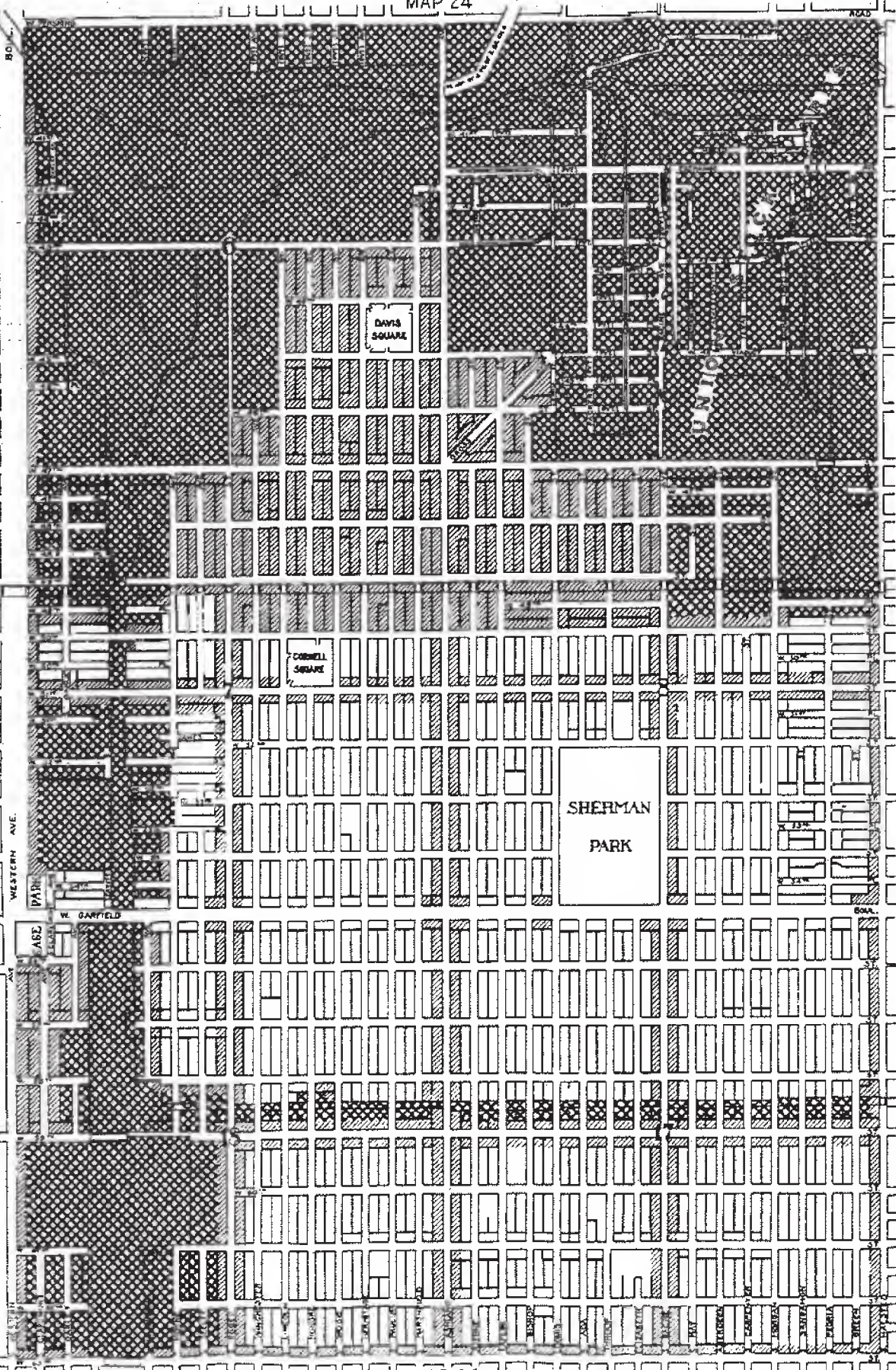








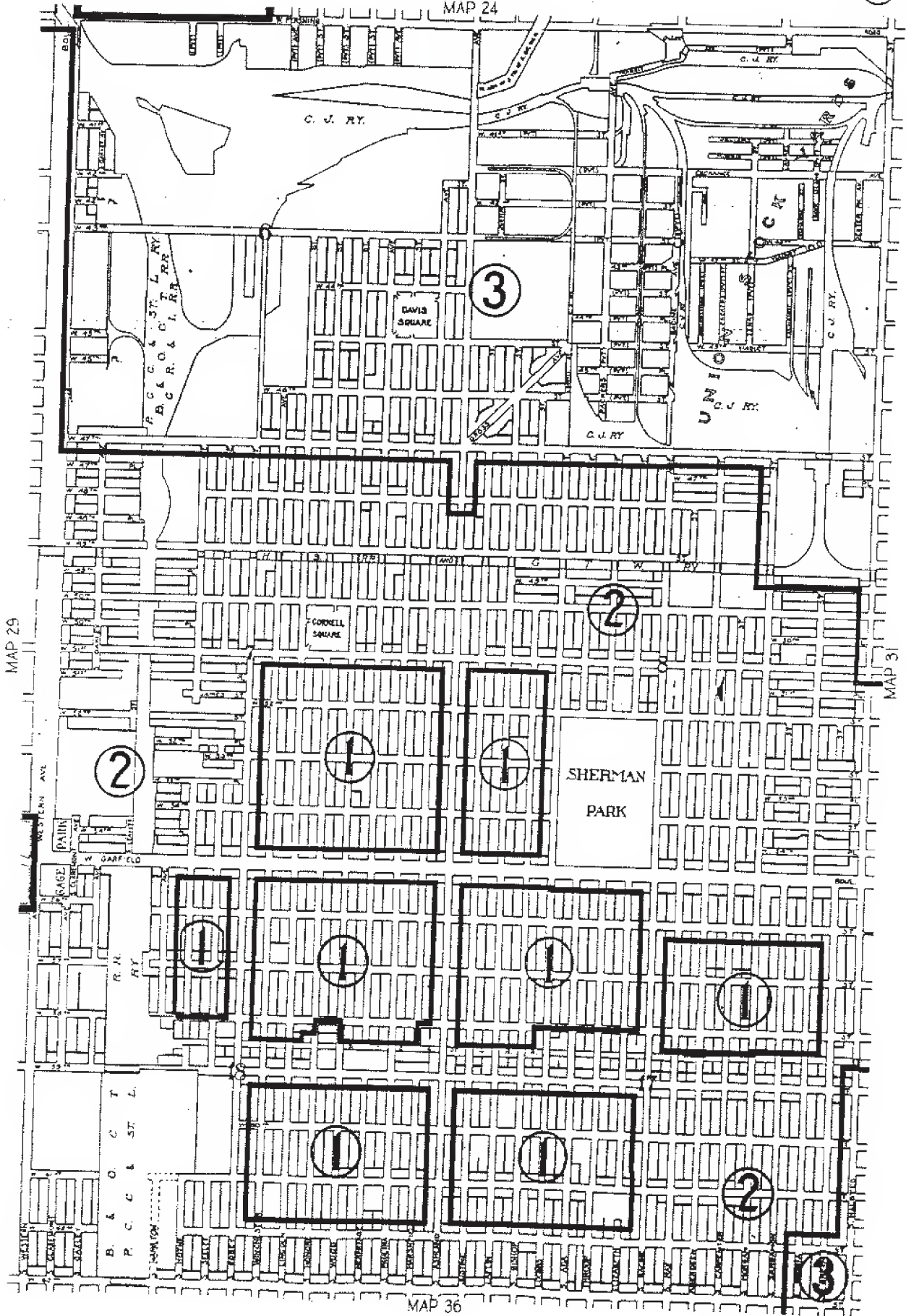
MAP 29



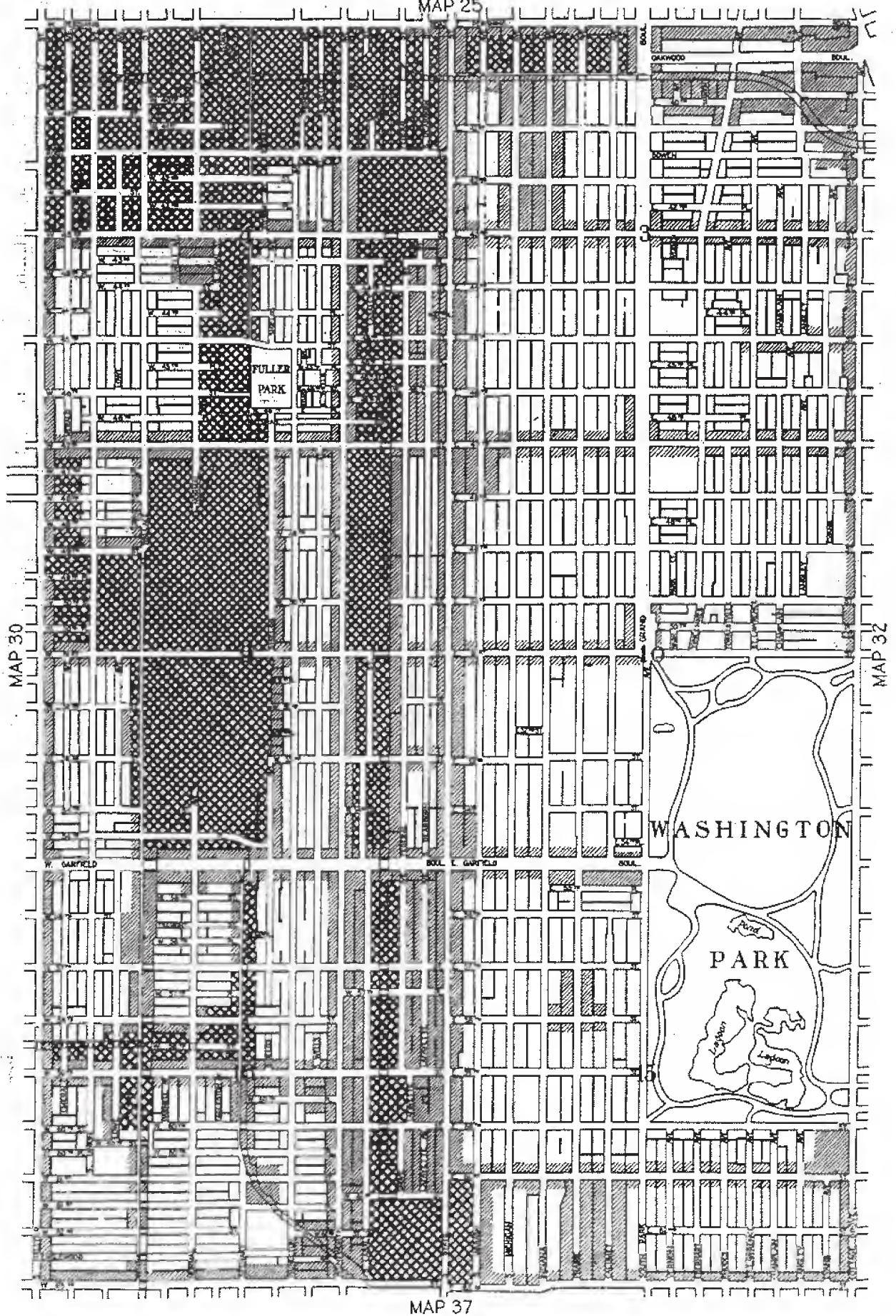
MAP 31

MAP 36

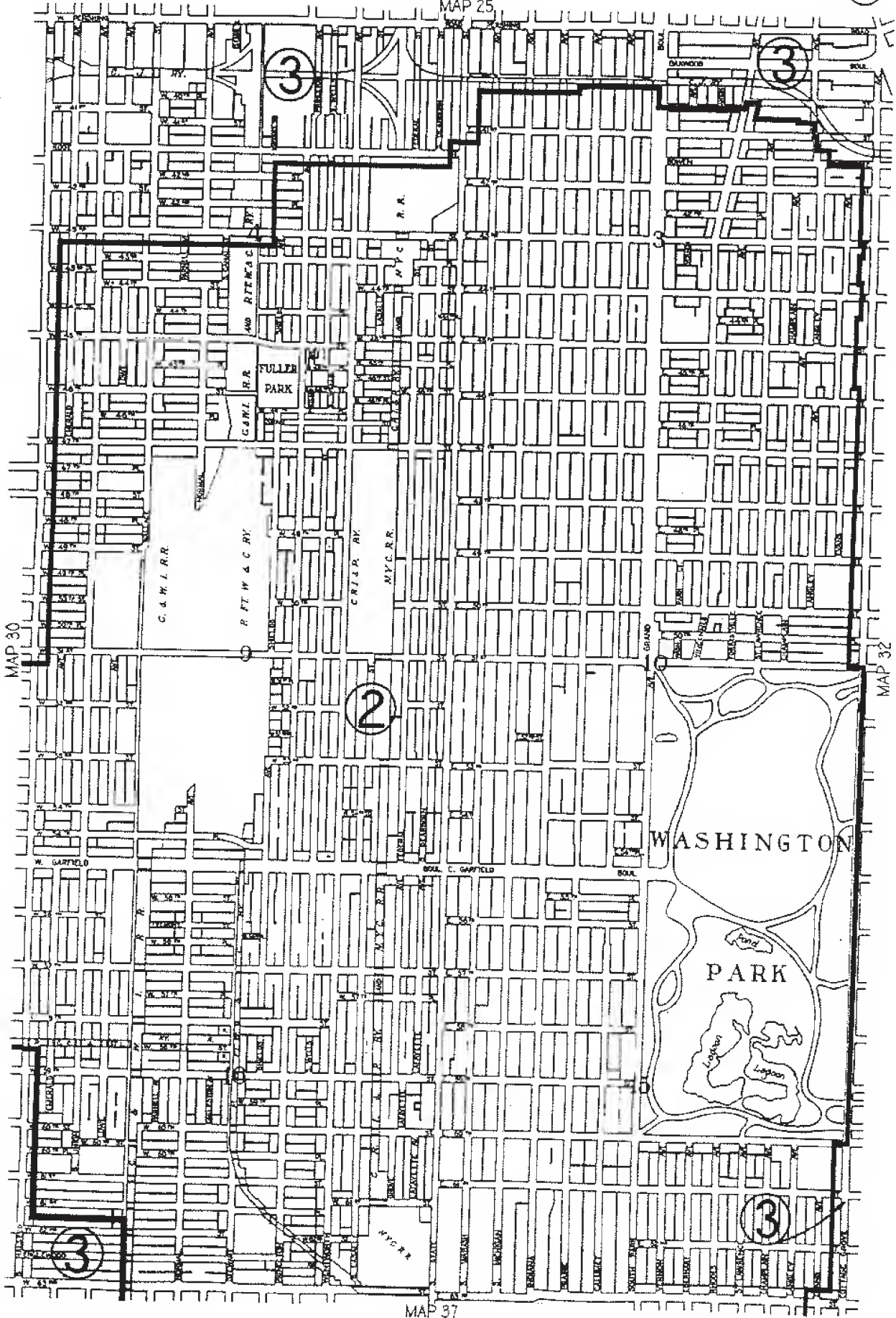




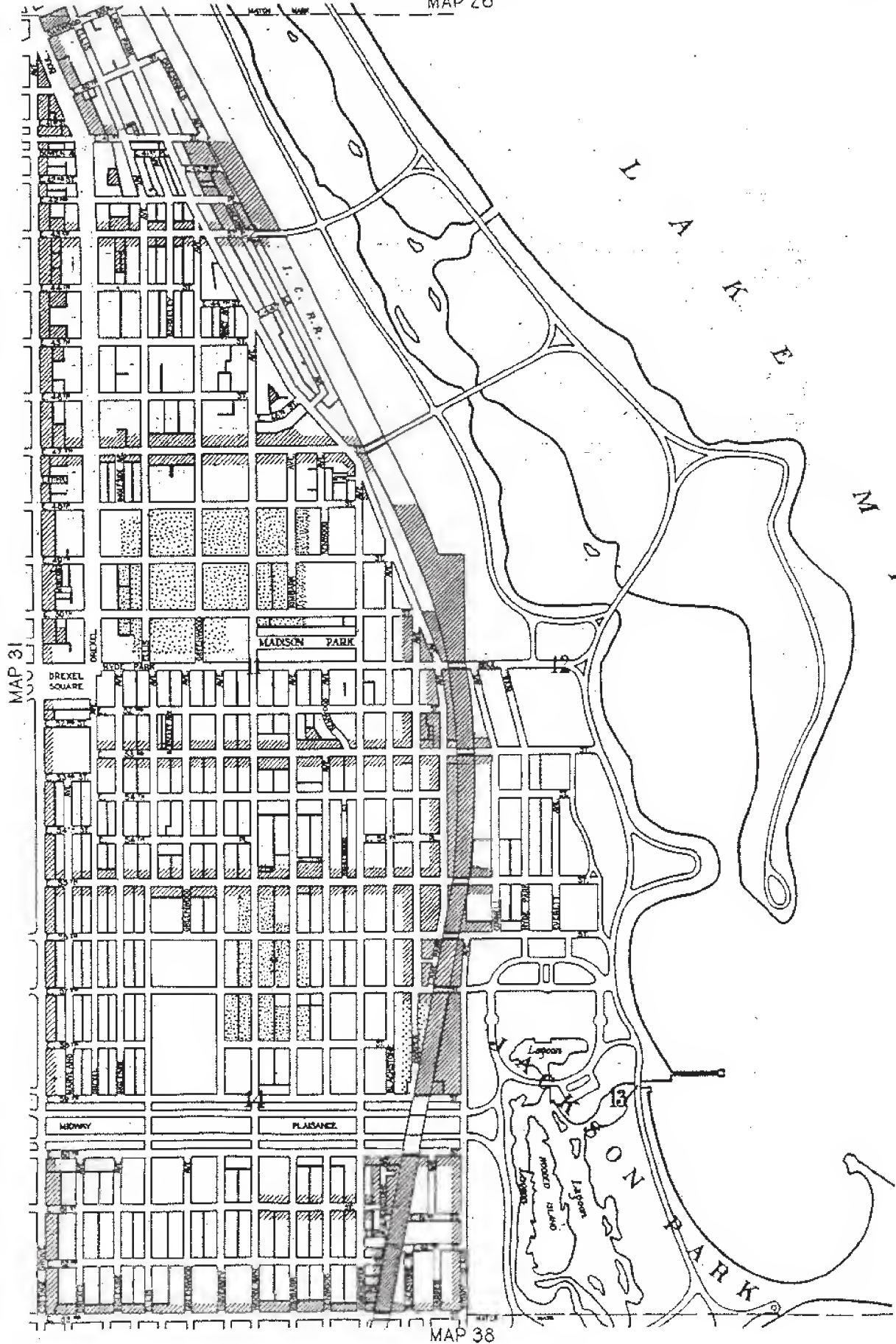


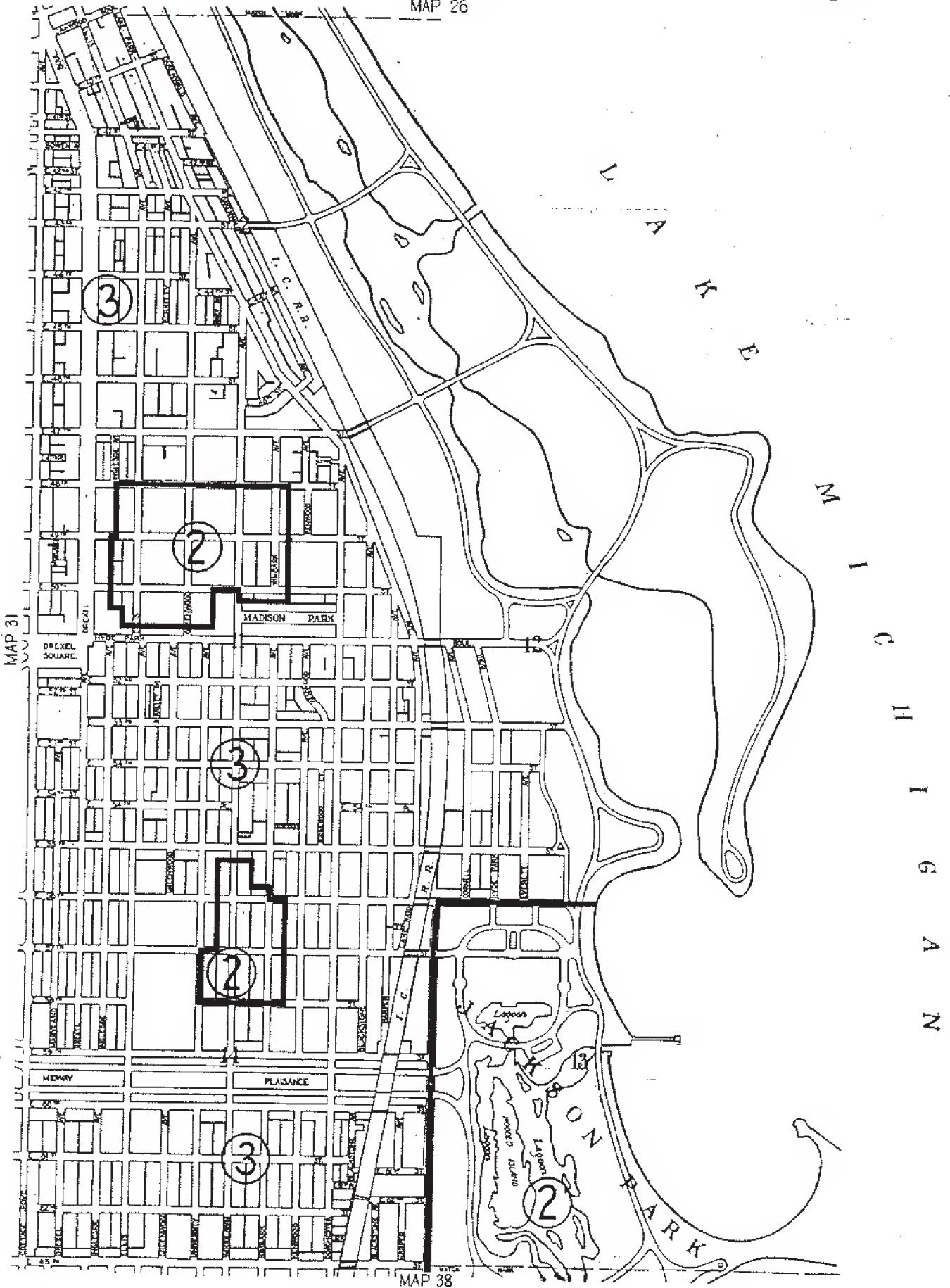




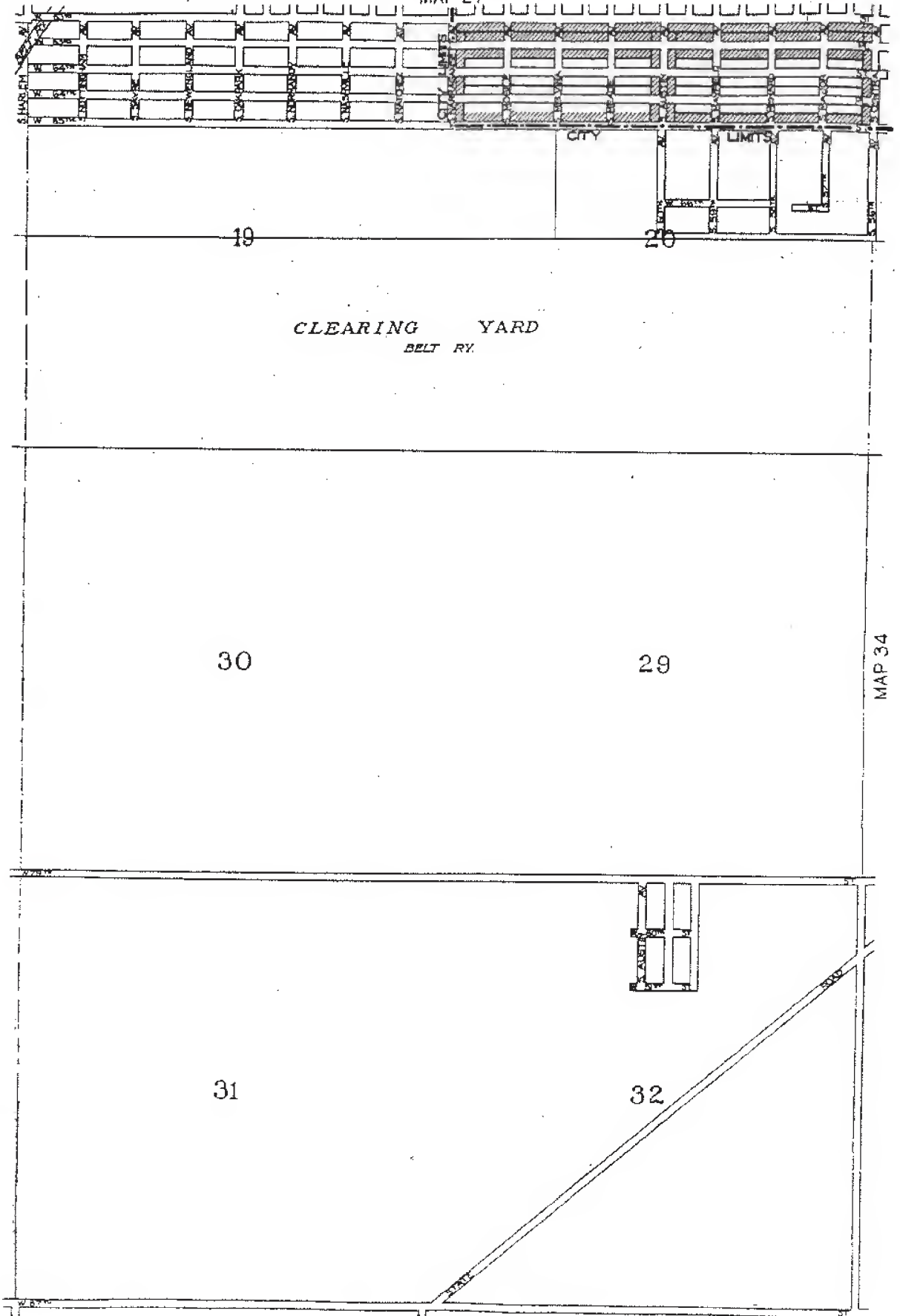


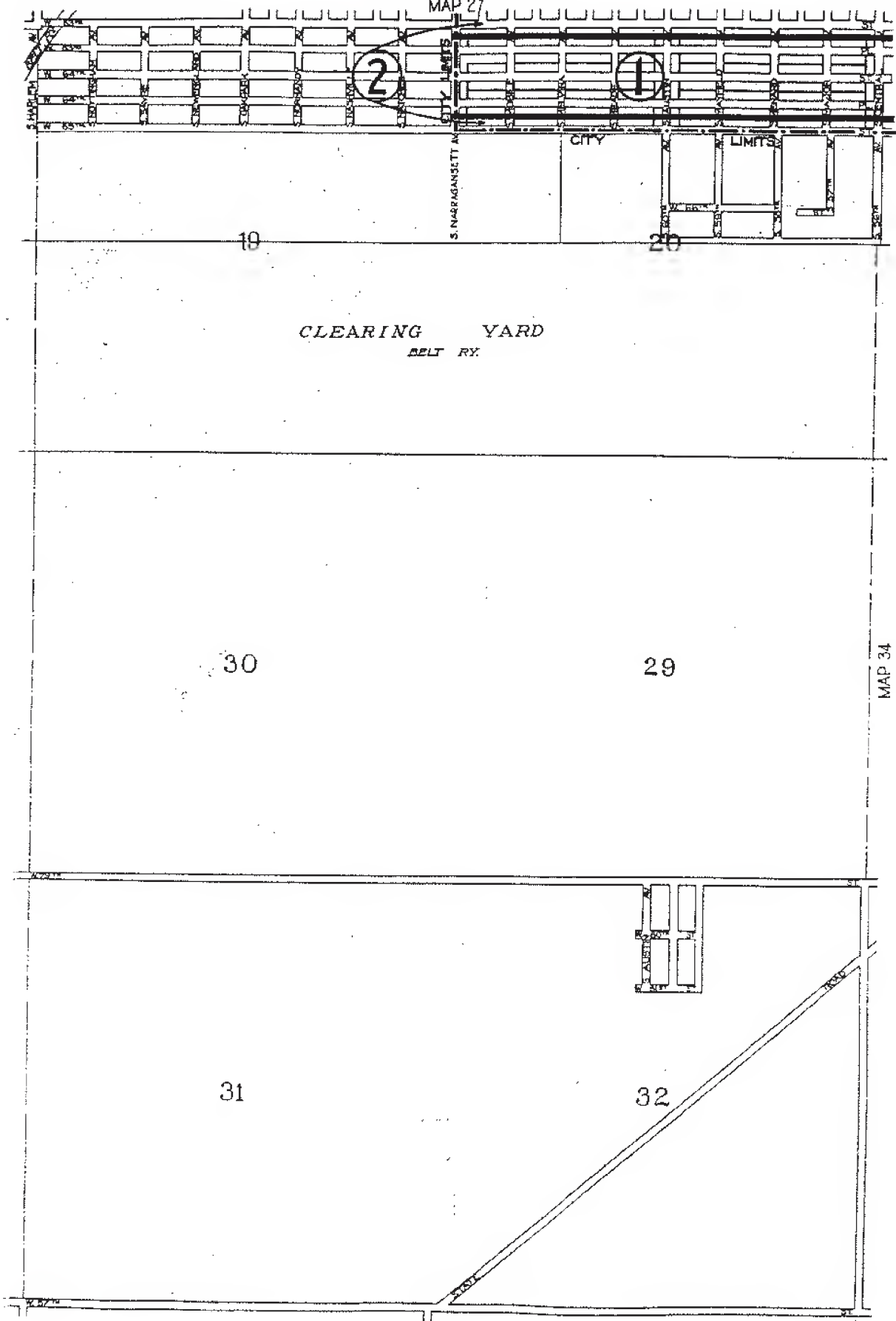




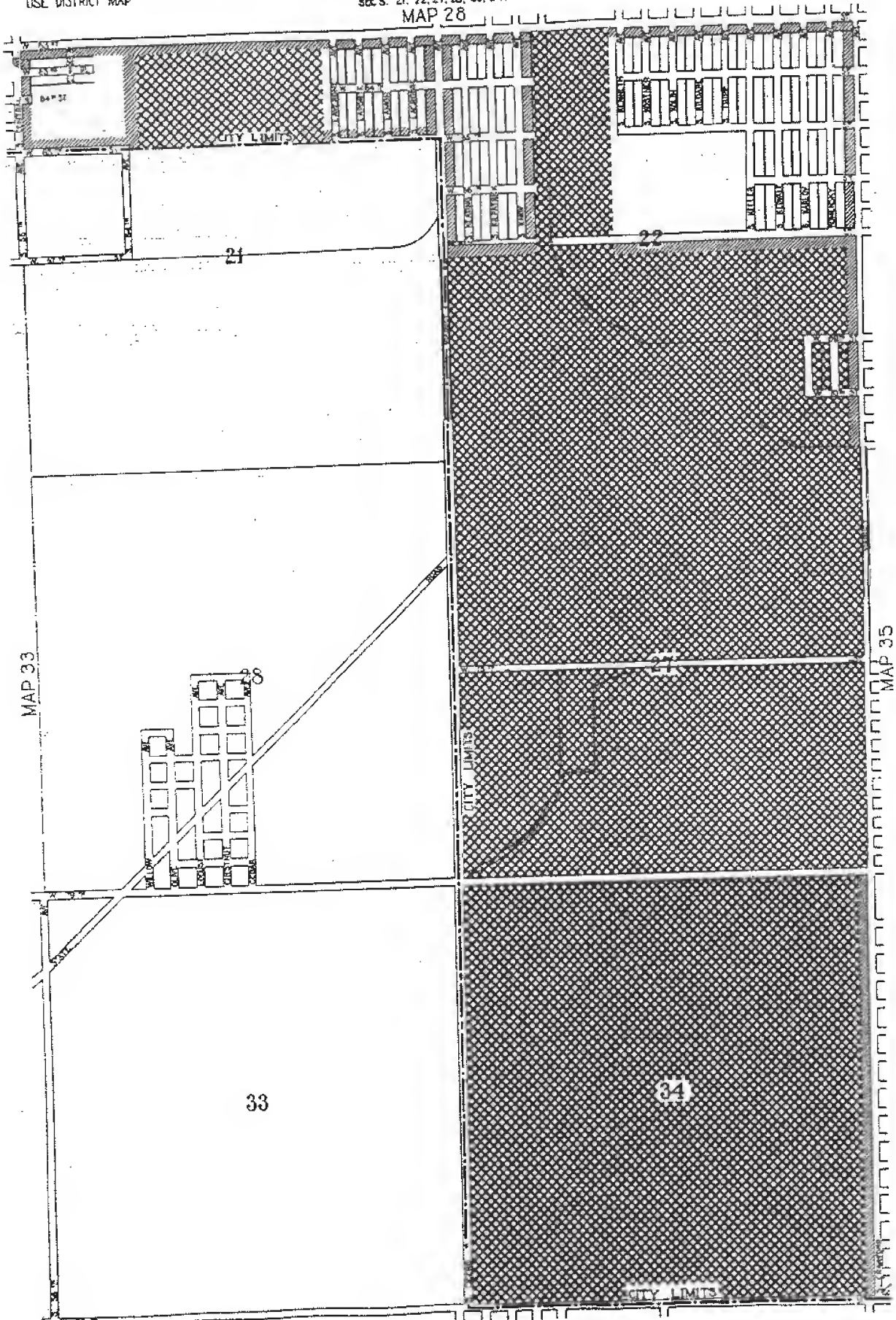


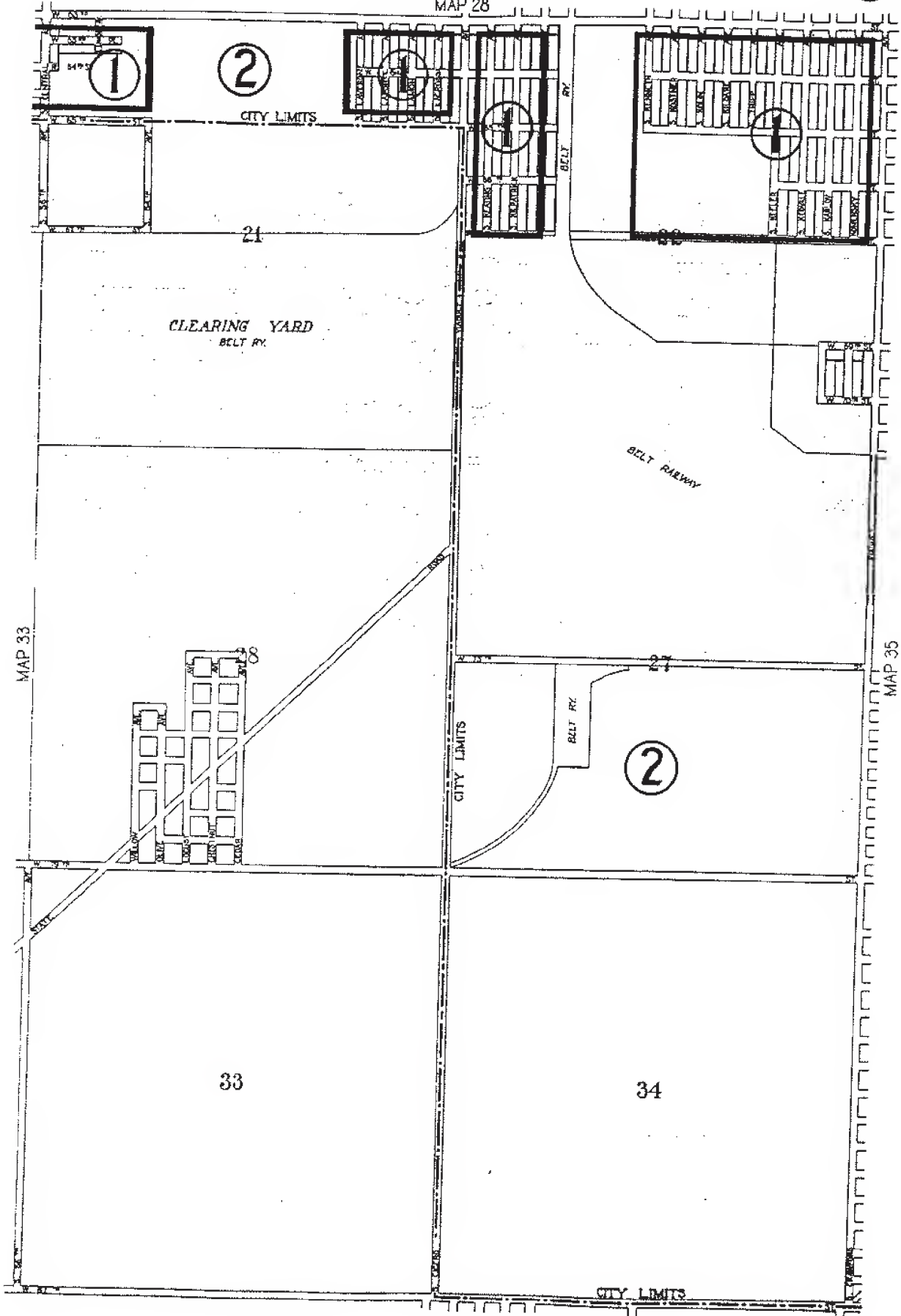




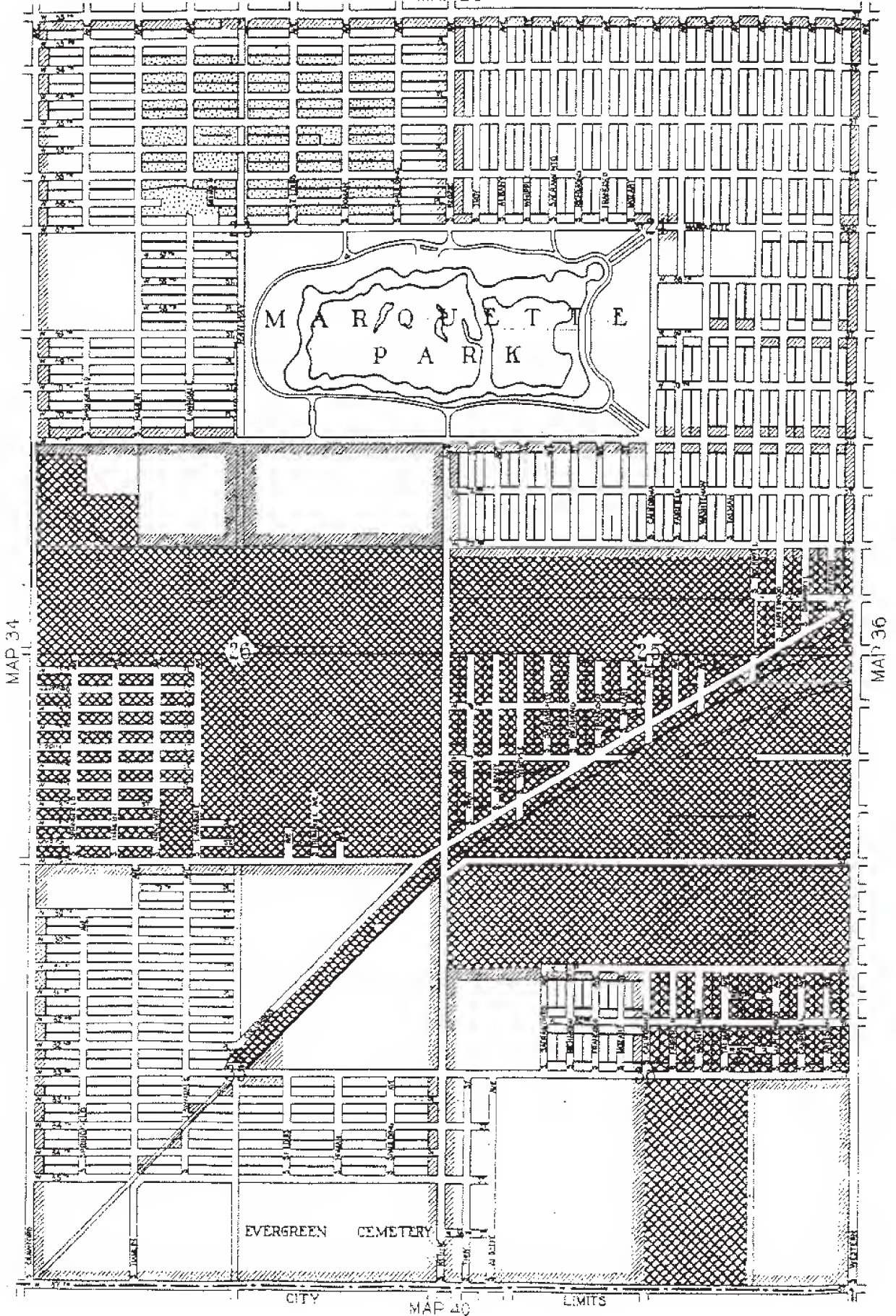


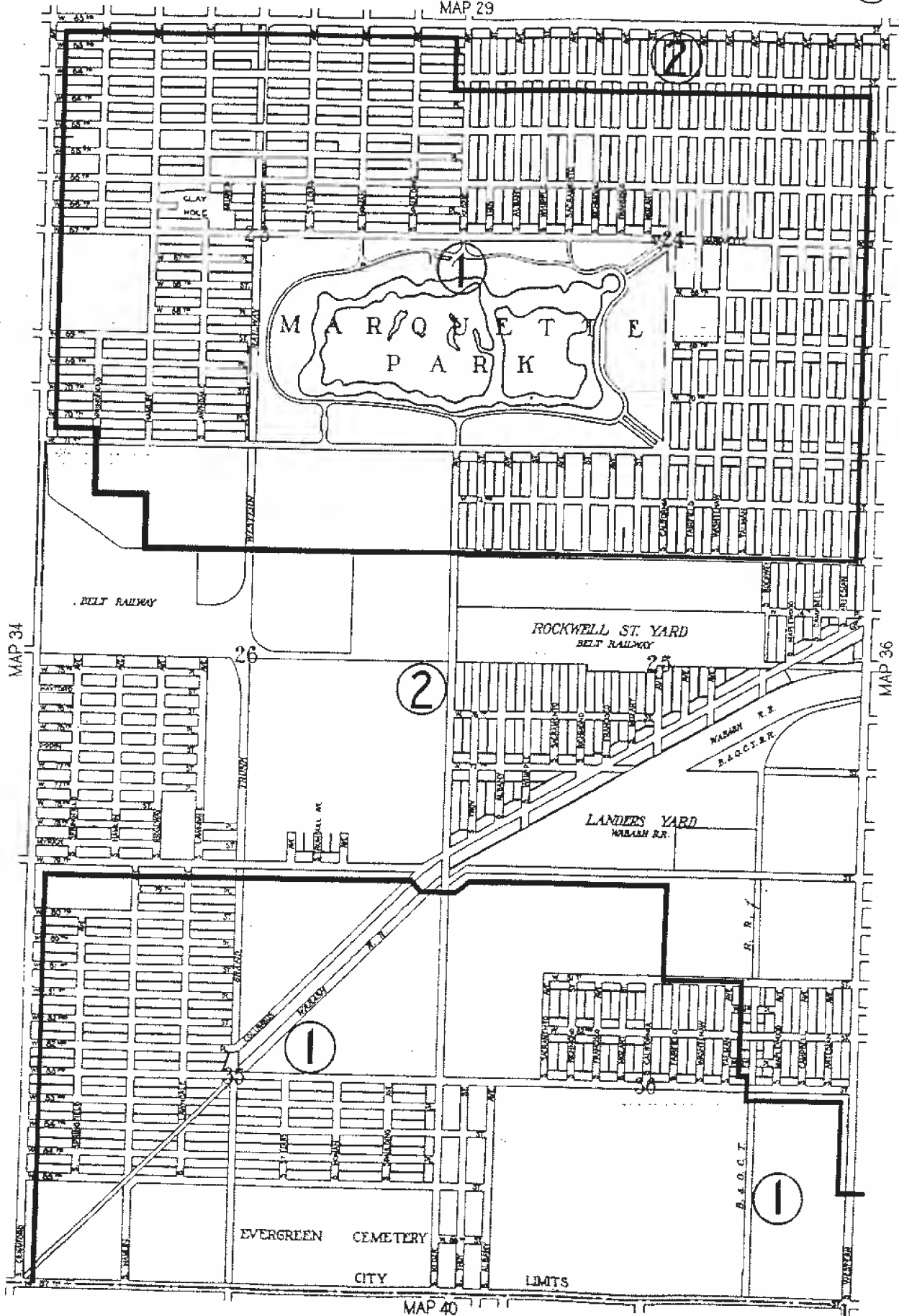




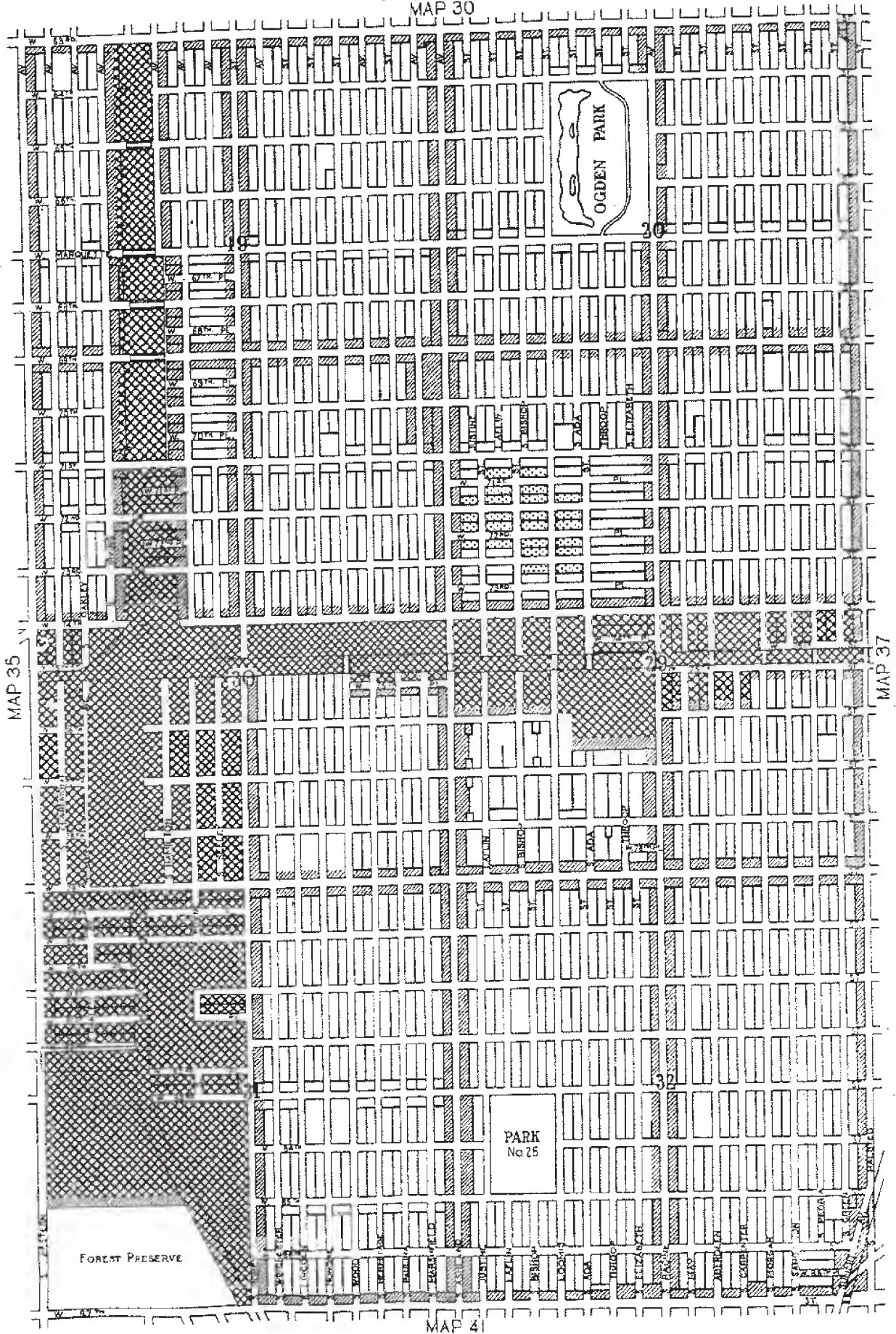


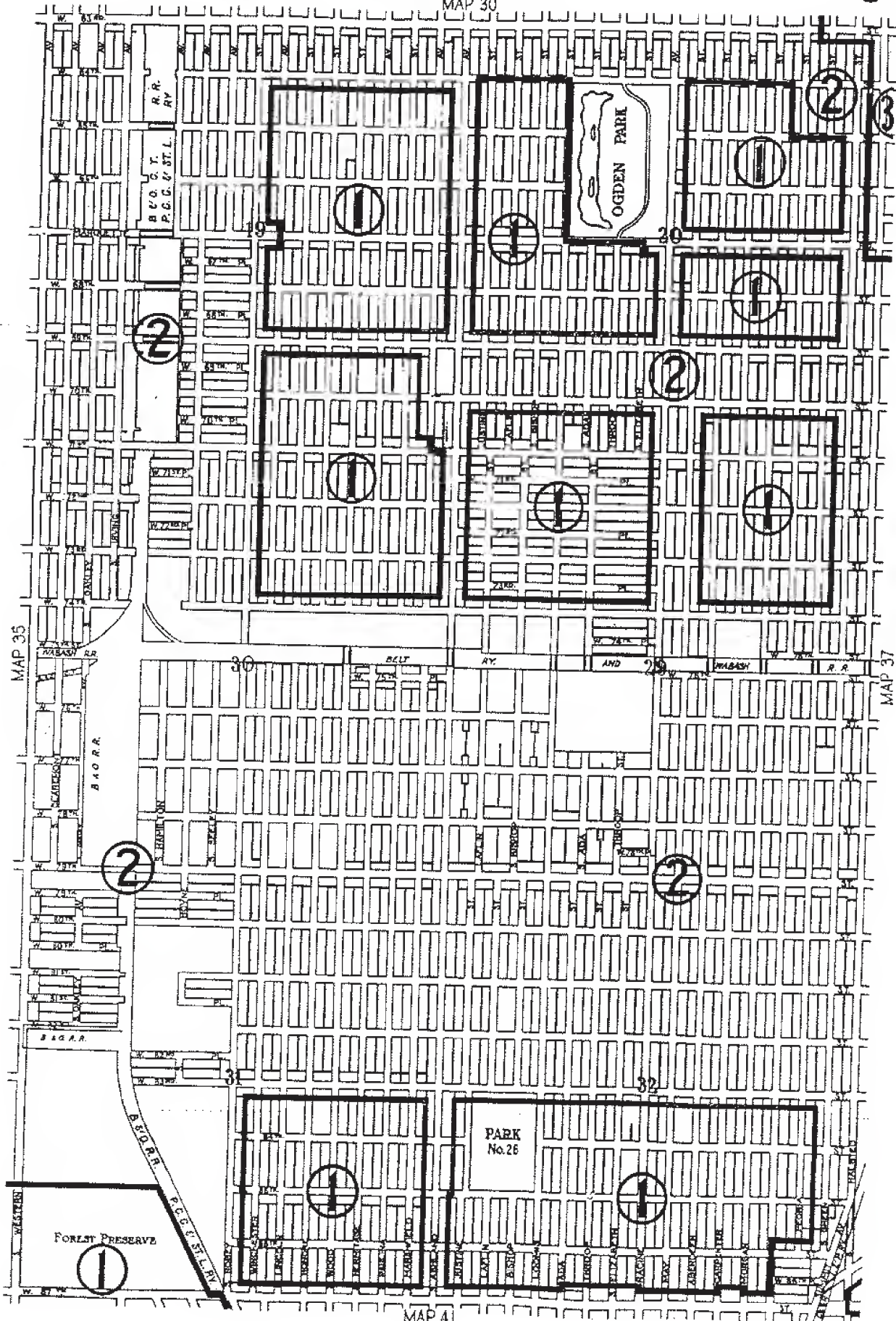




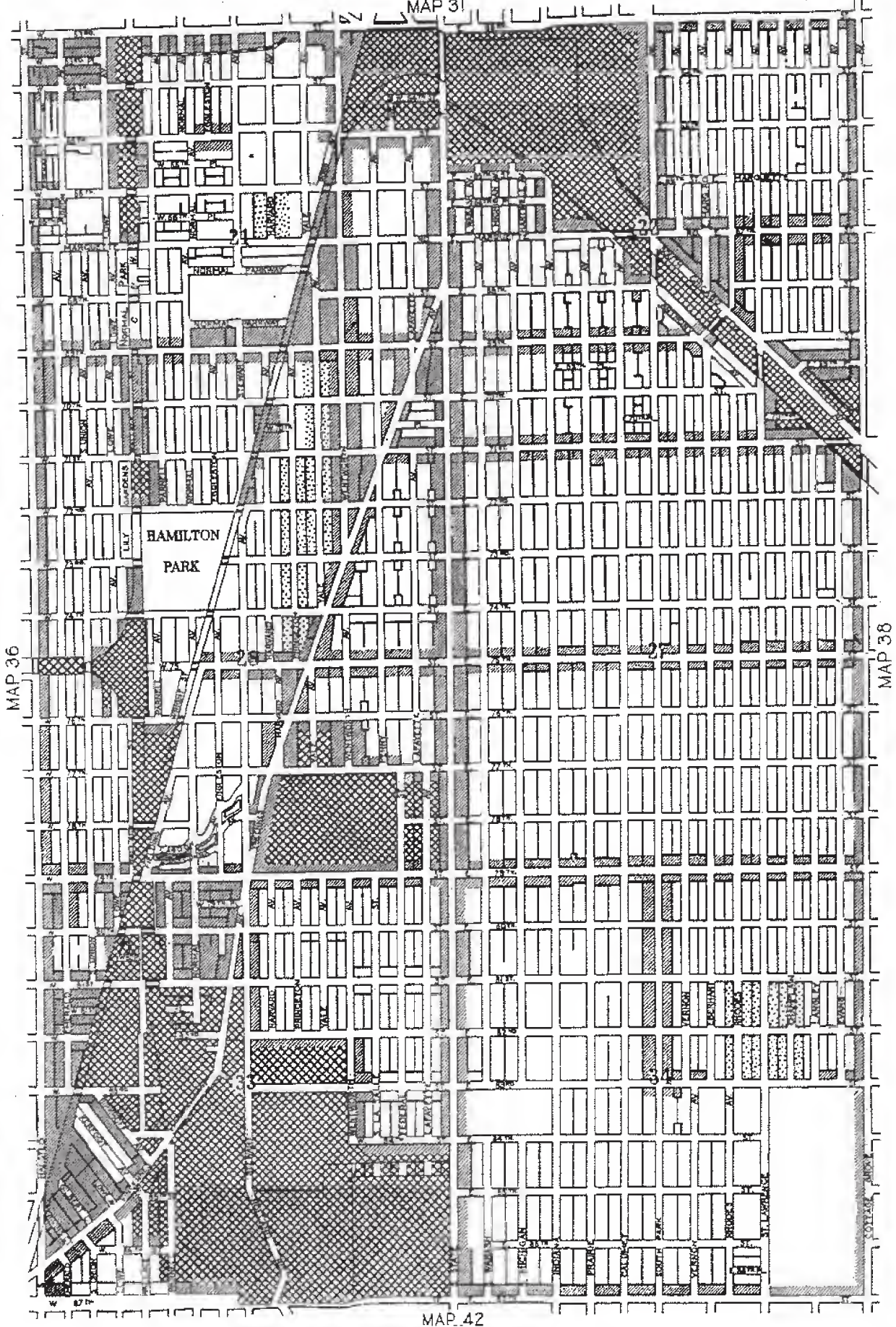


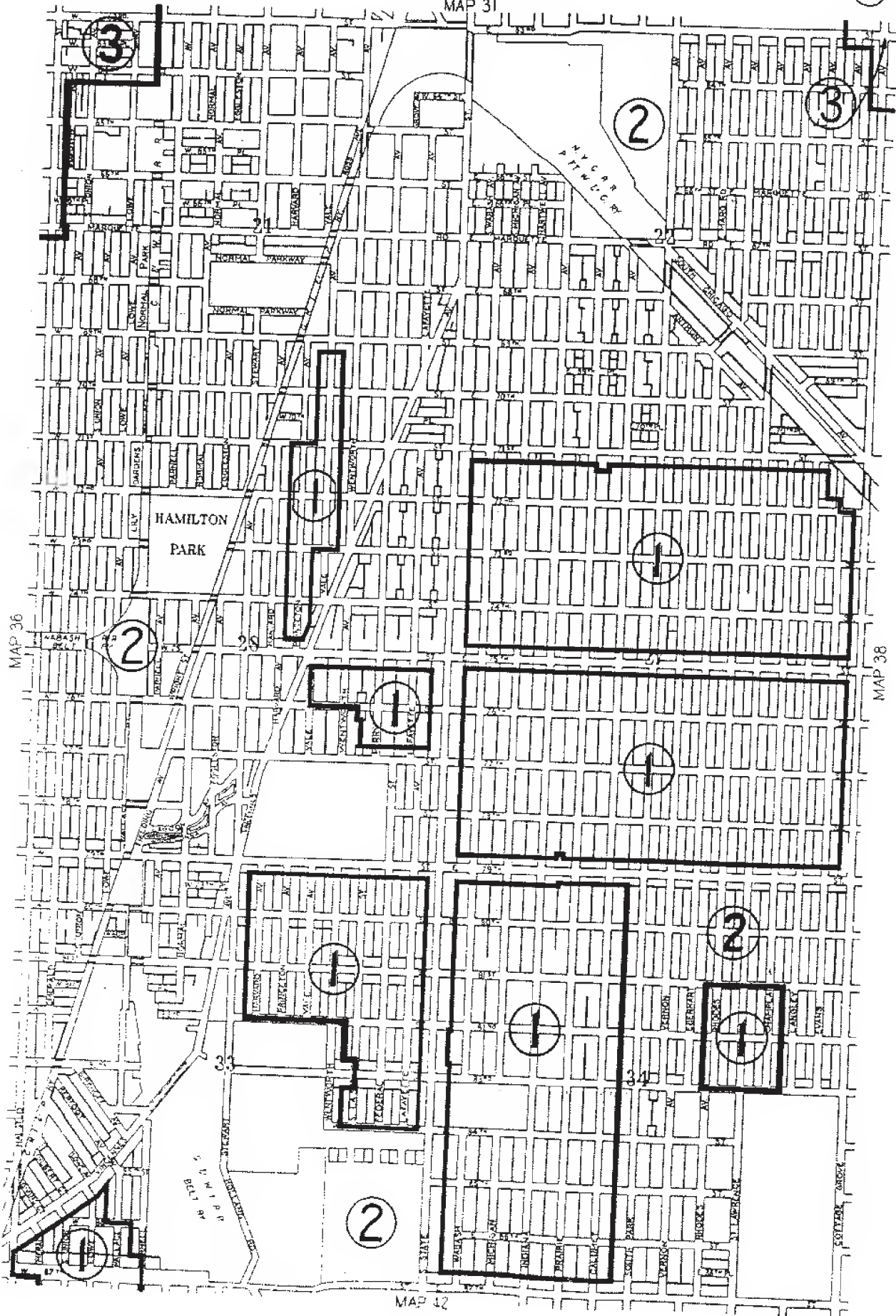






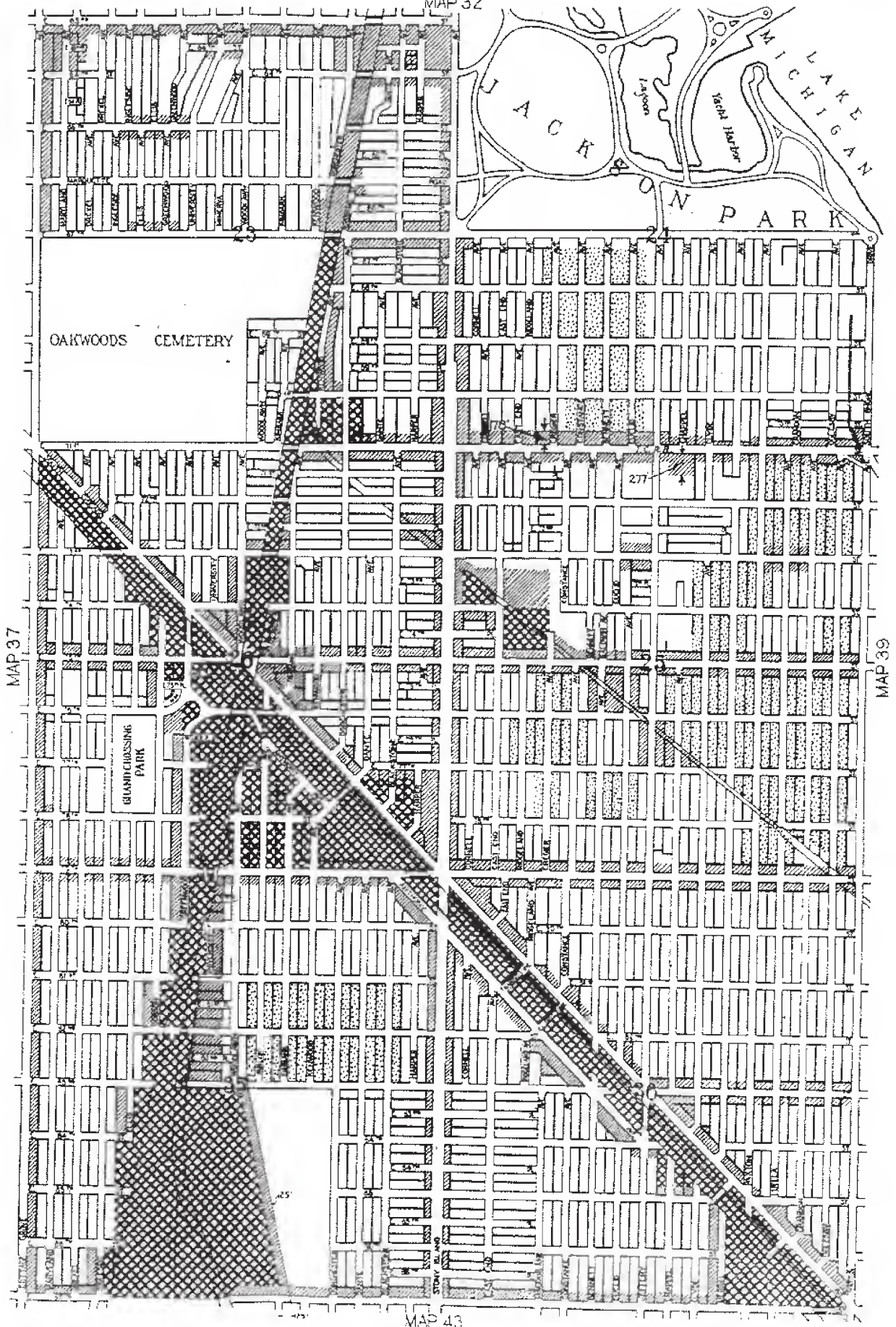






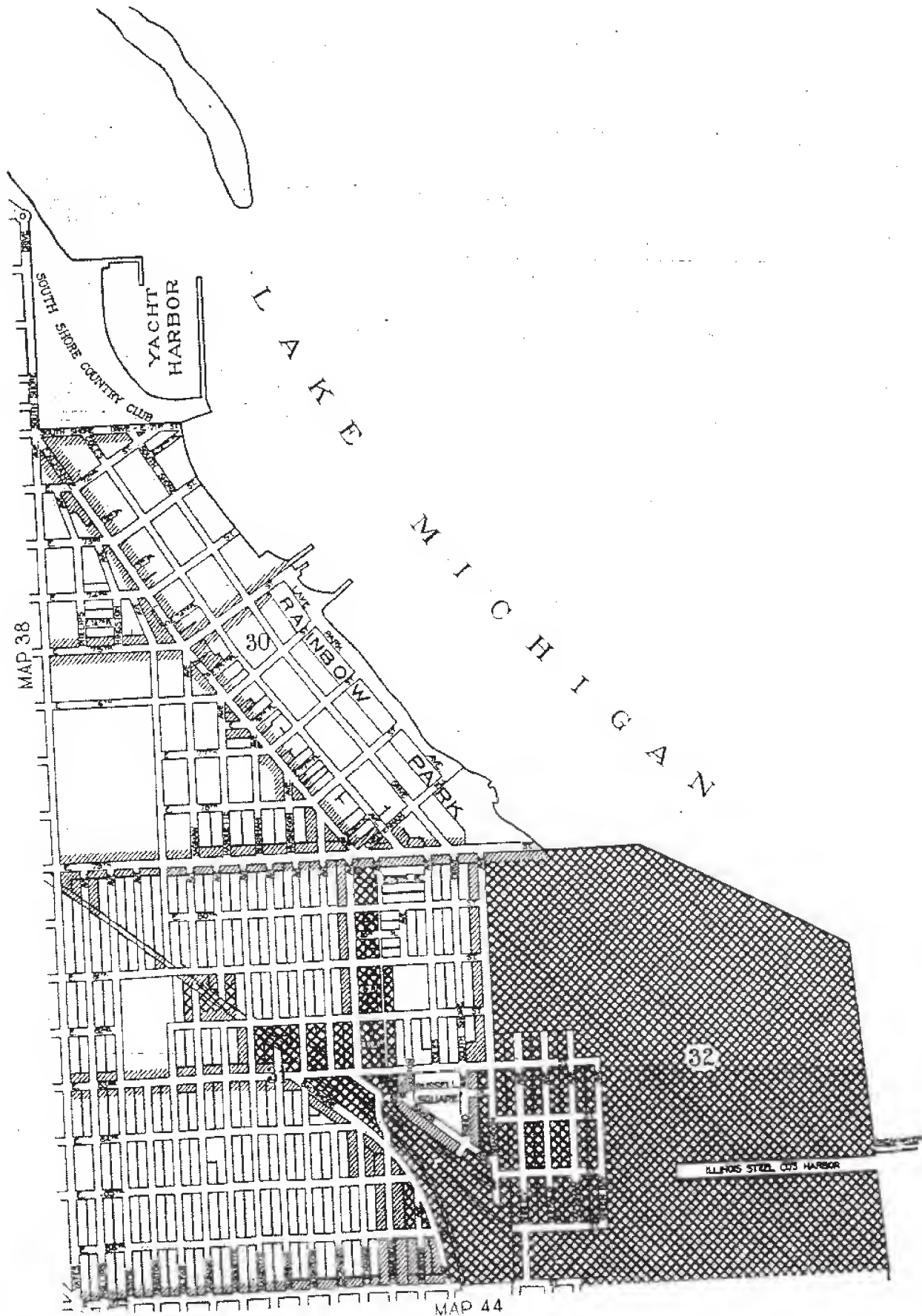


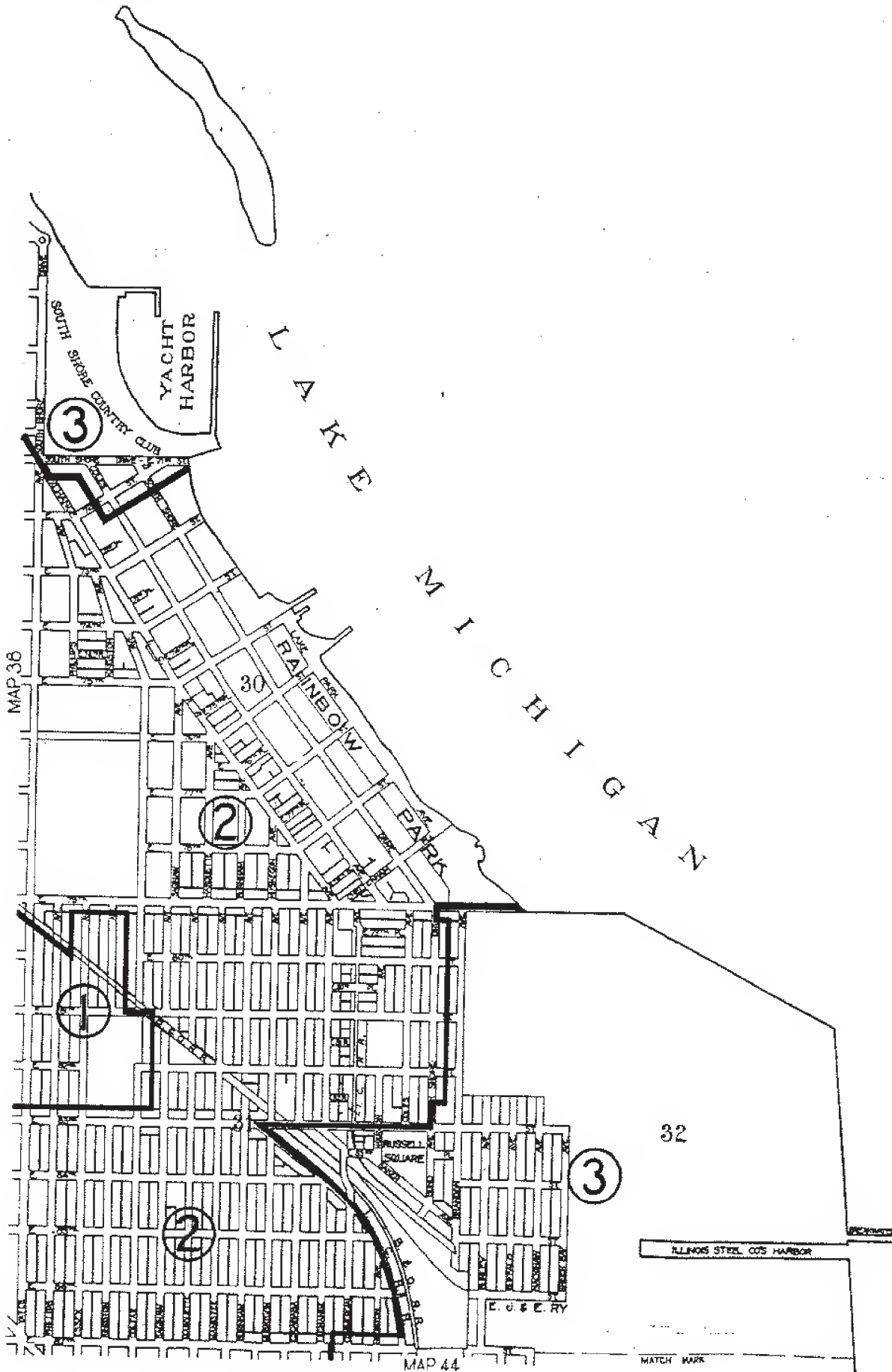
MAP 32



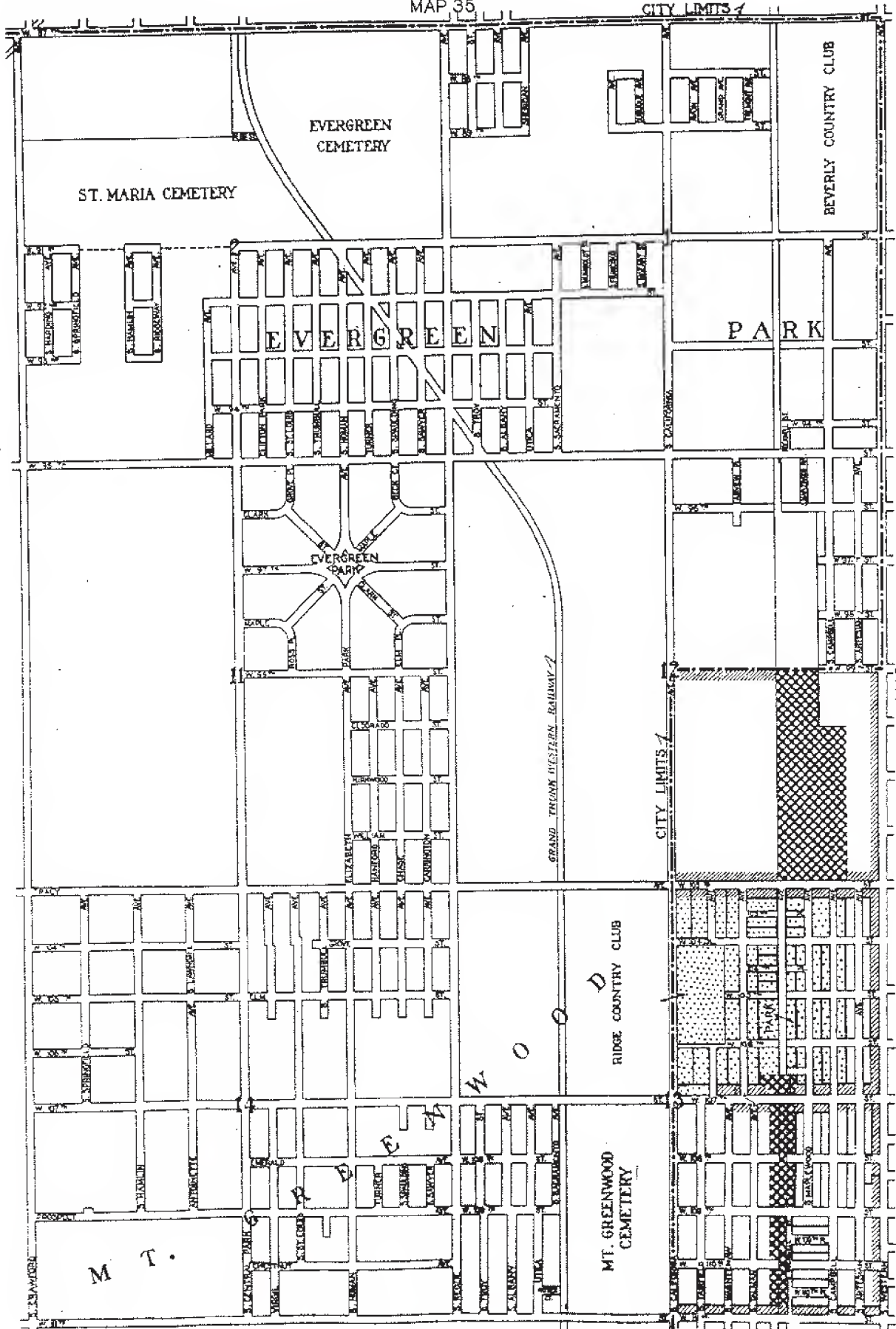


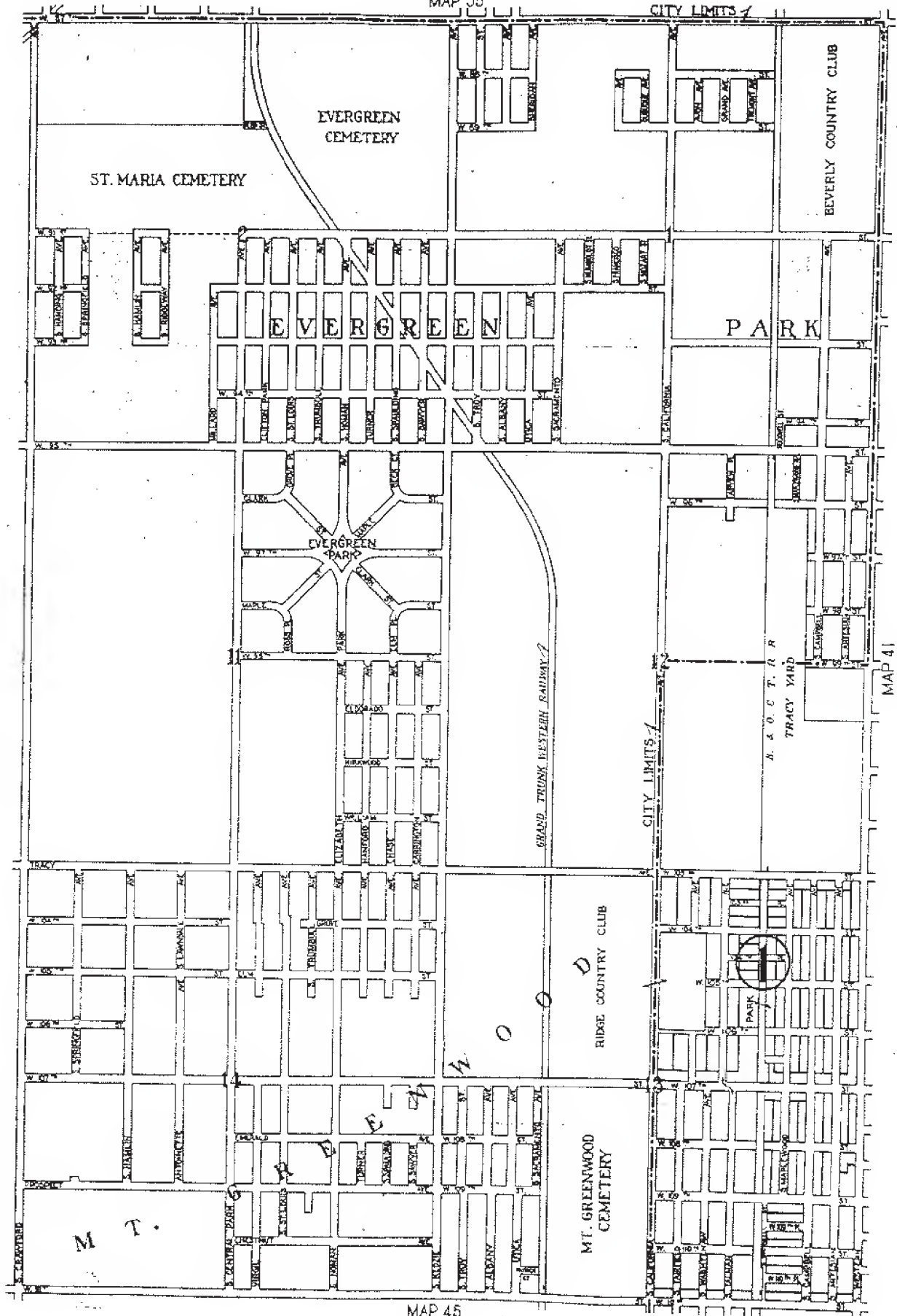




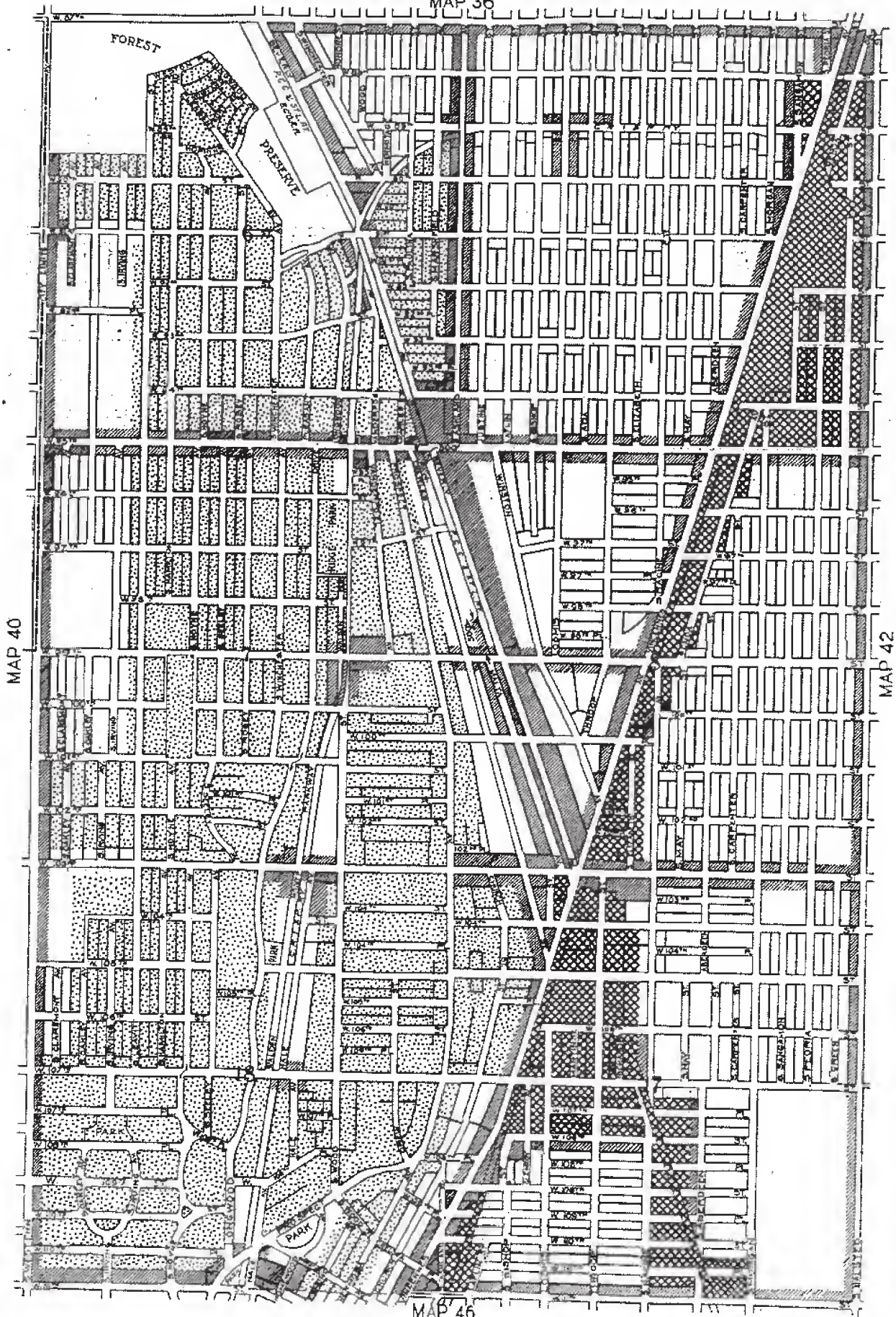








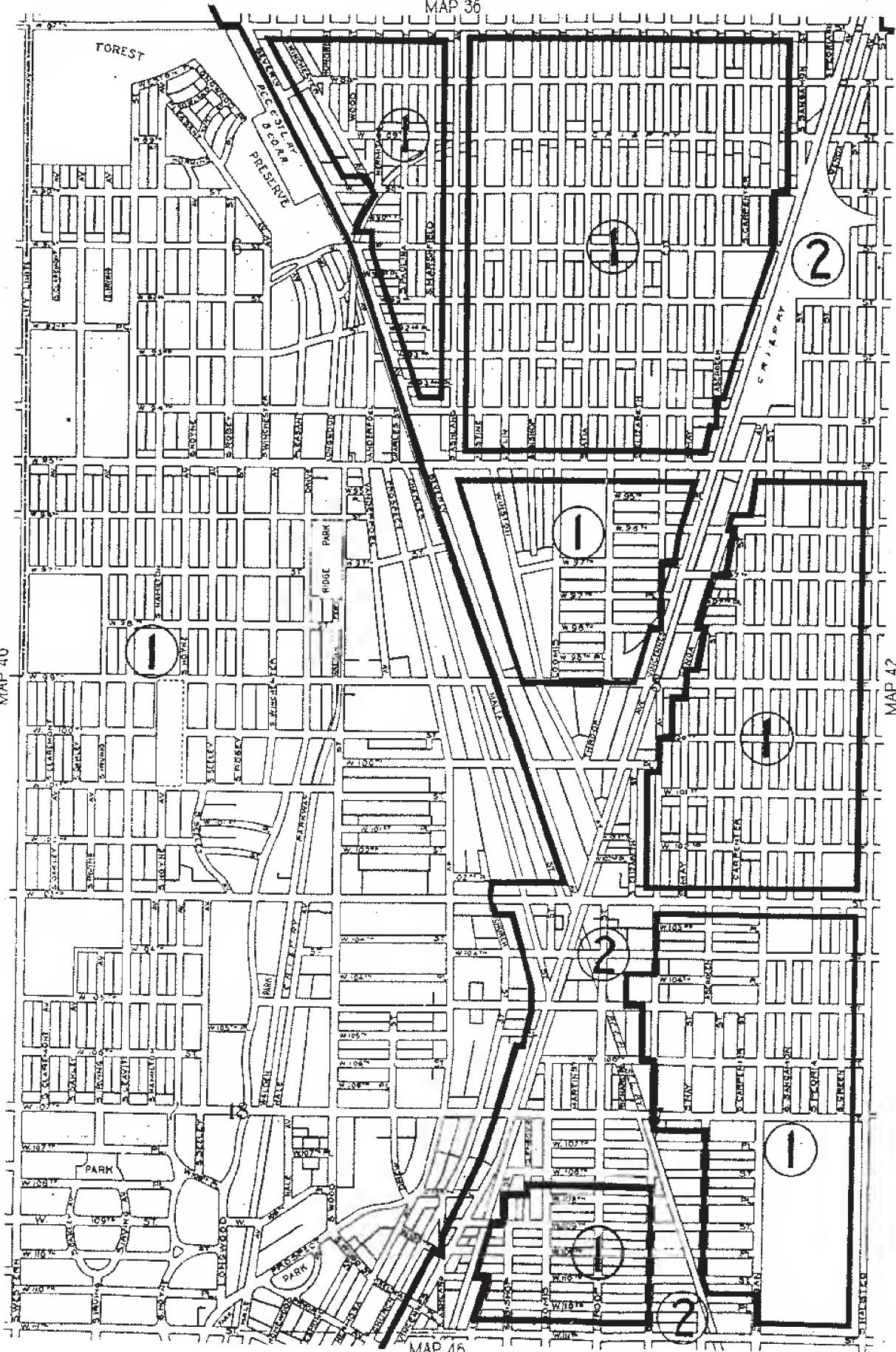




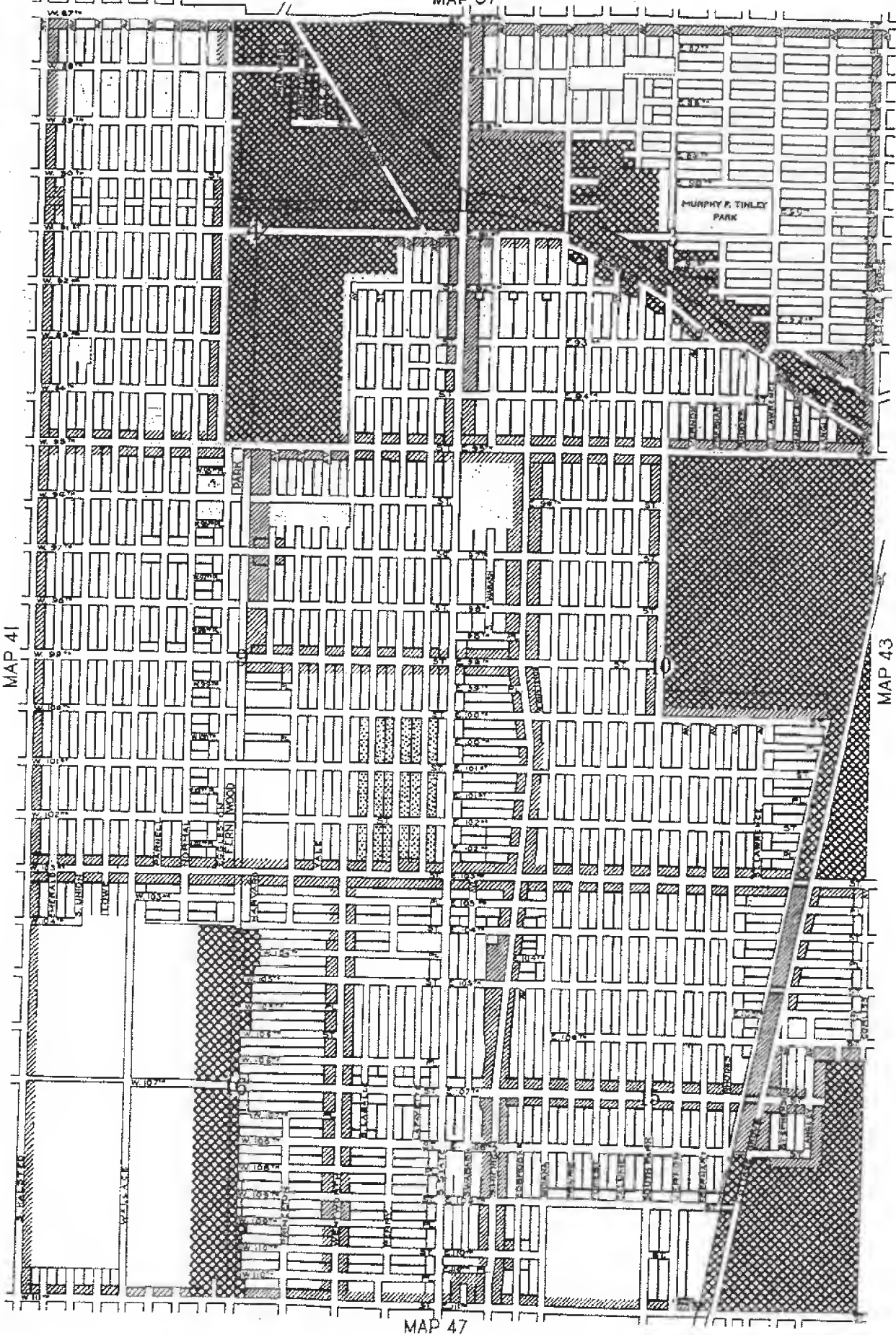
MAP 40

MAP 42

MAP 46



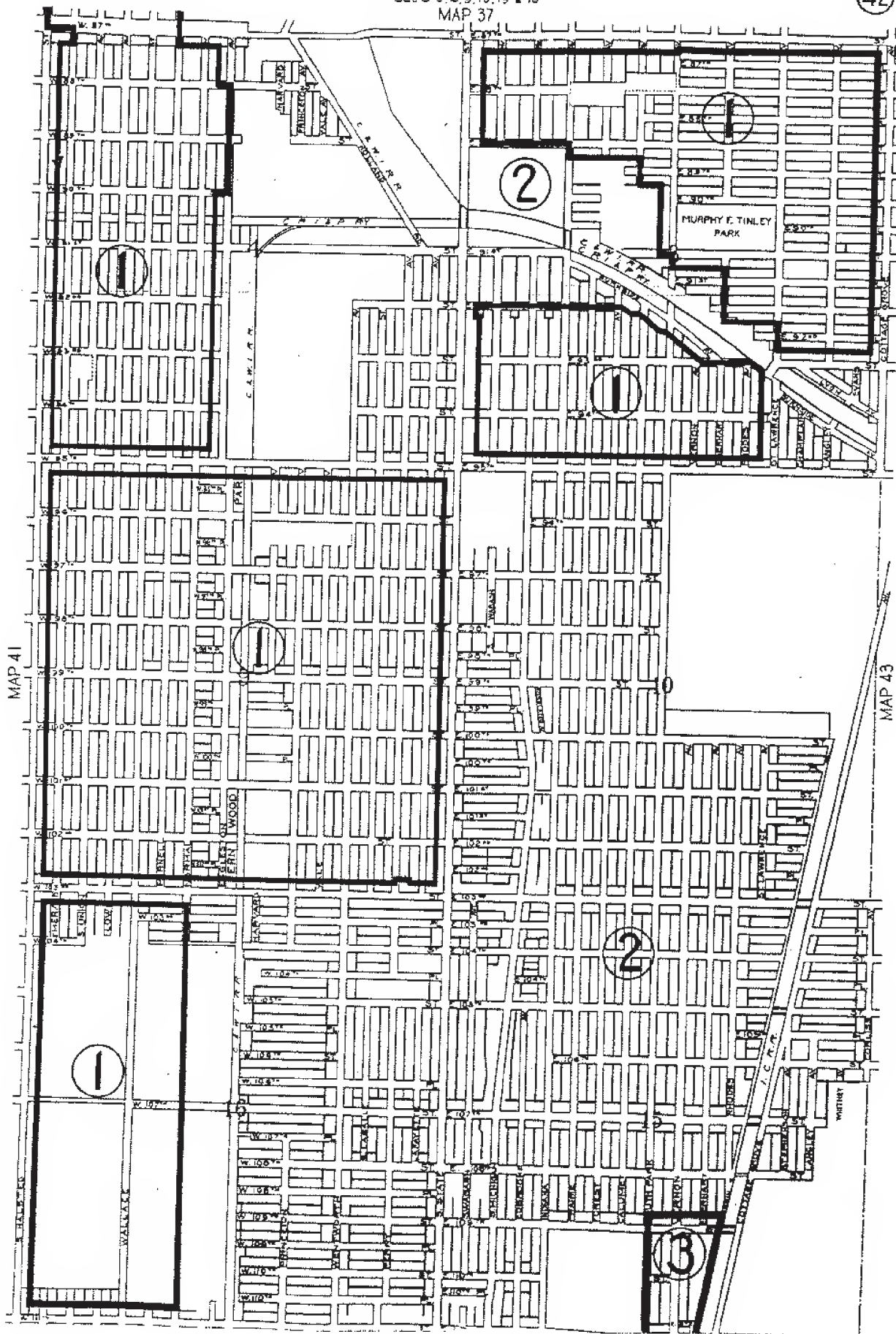




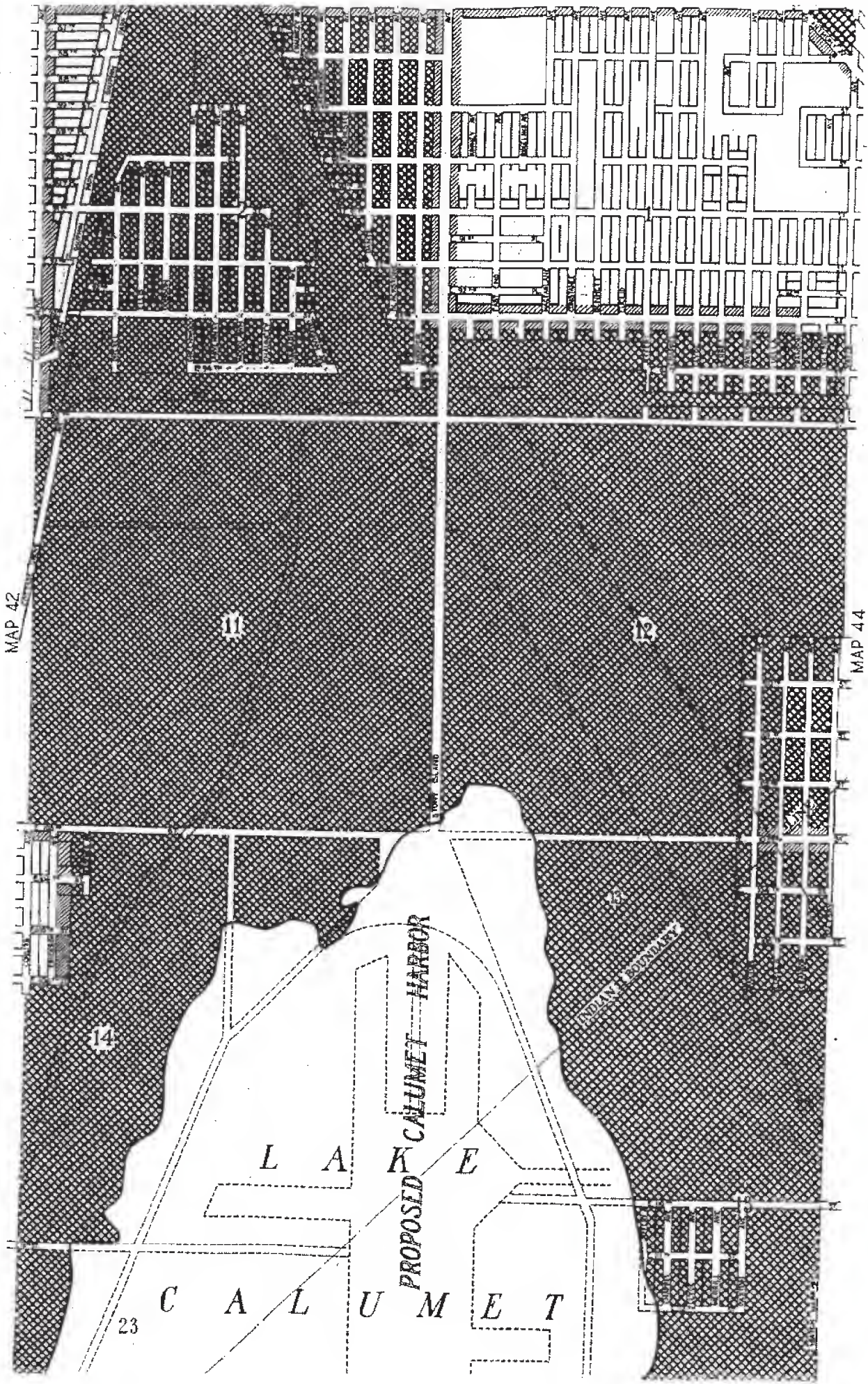
MAP 41

MAP 43

MAP 47







MAP 42

MAP 44

11

12

13

14

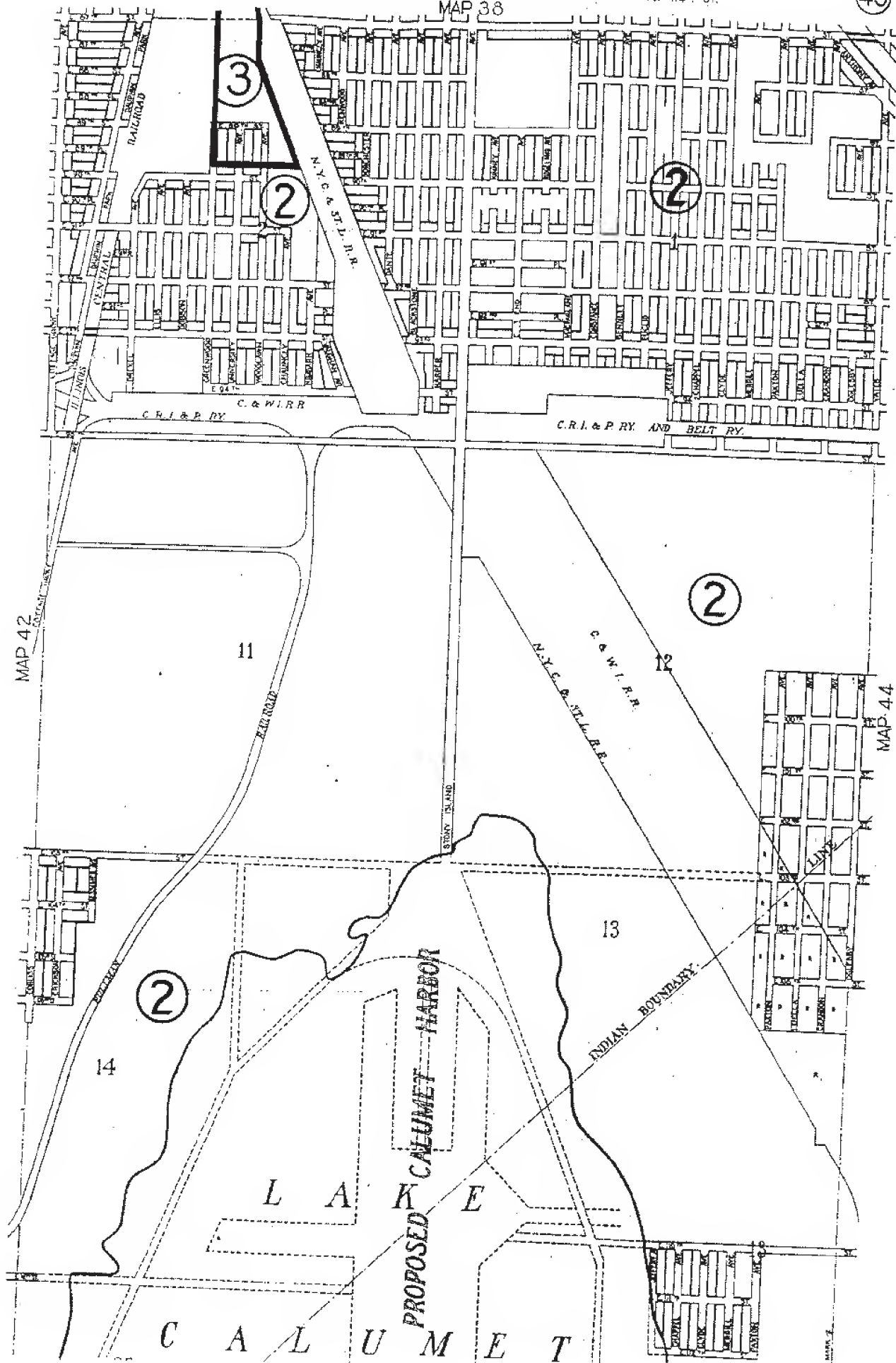
CALUMET HARBOR

L A K E

C A L U M E T

23

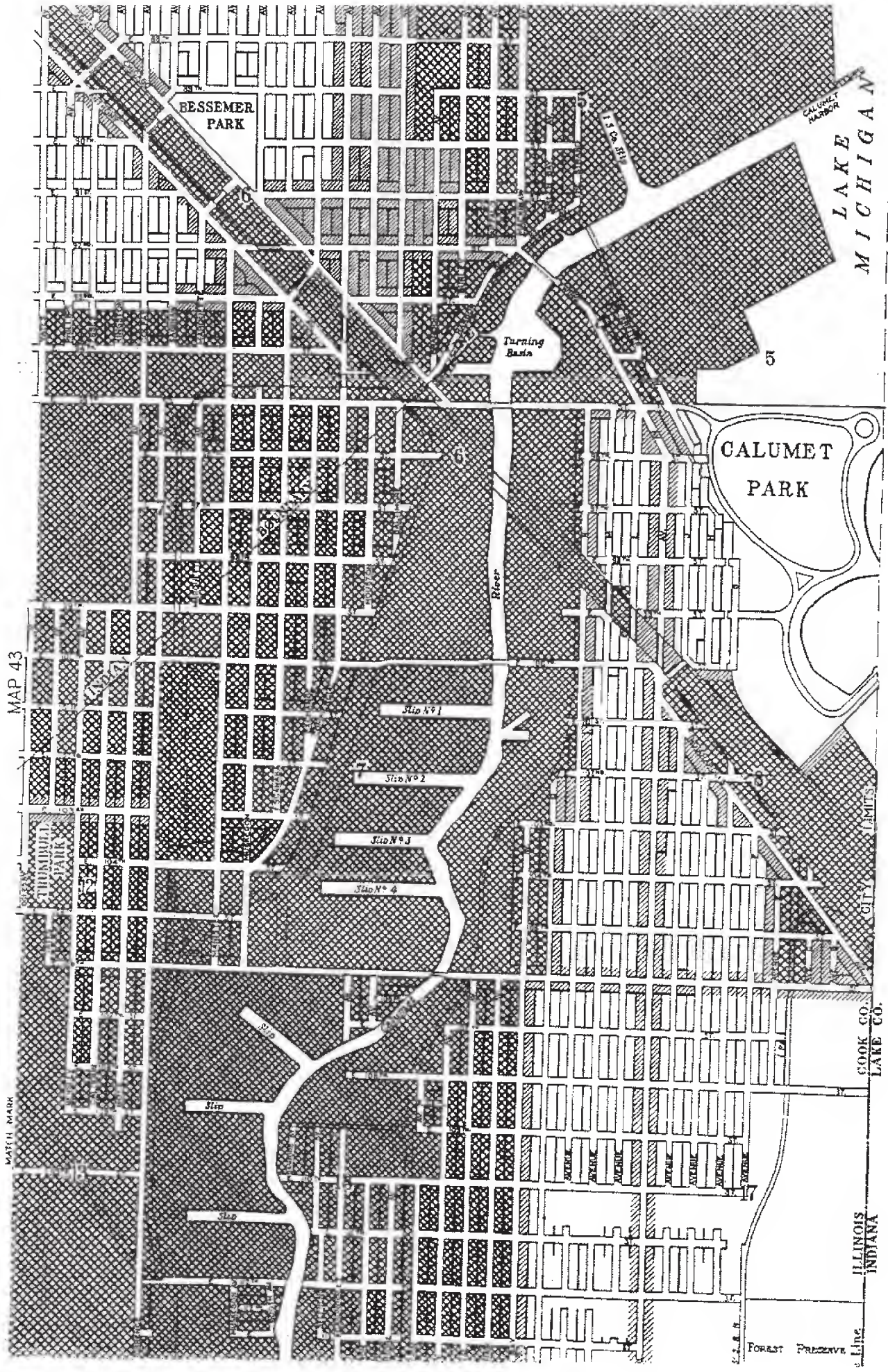






MAP 43

MATCH MARK



ILLINOIS  
INDIANA

COOK CO.  
LAKE CO.

Forest Preserve

CALUMET  
PARK

BESSEMER  
PARK

CALUMET  
HARBOR

LAKE  
MICHIGAN

Turning  
Basin

Calumet  
River

Slip No. 1

Slip No. 2

Slip No. 3

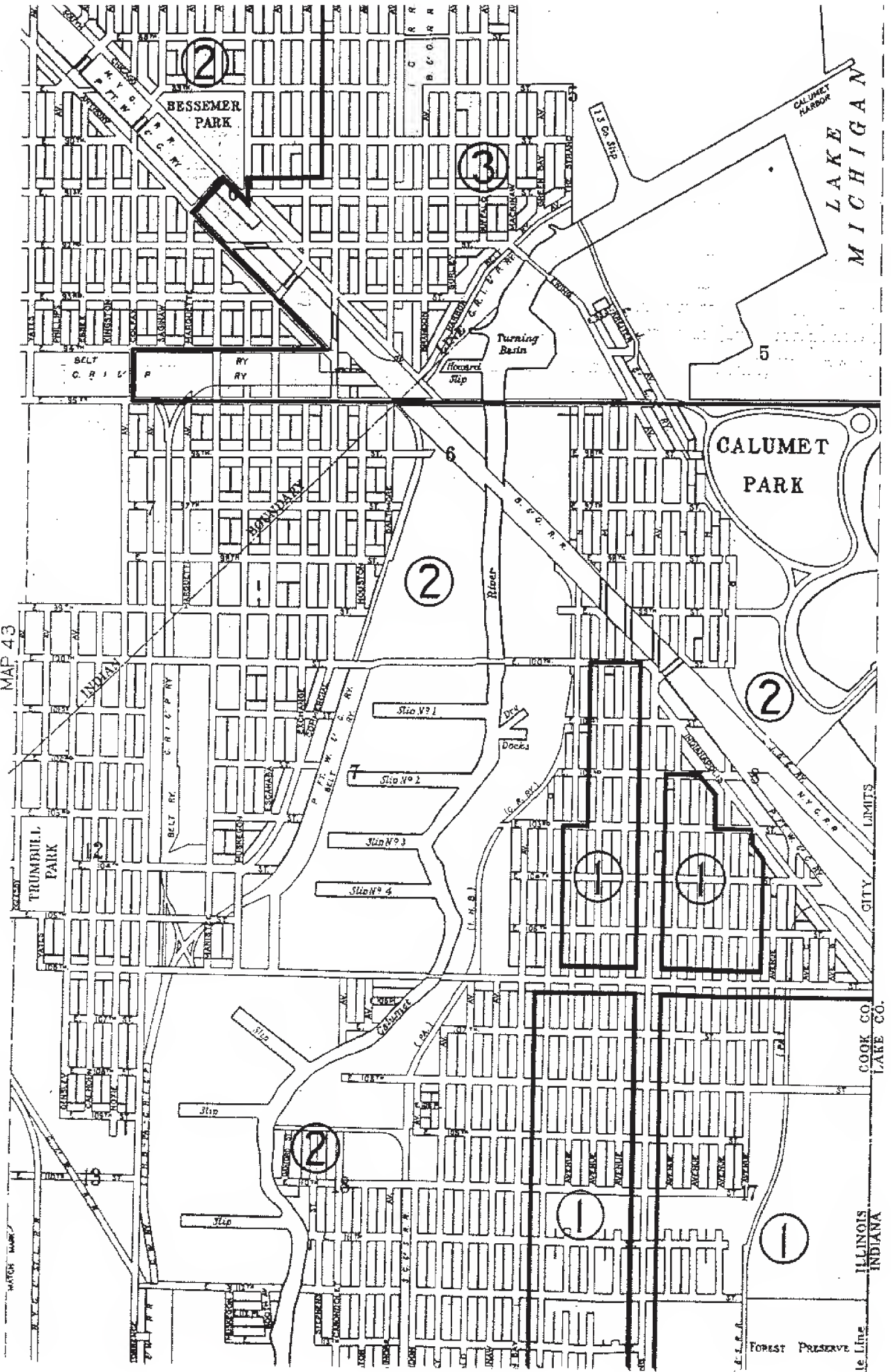
Slip No. 4

Slip

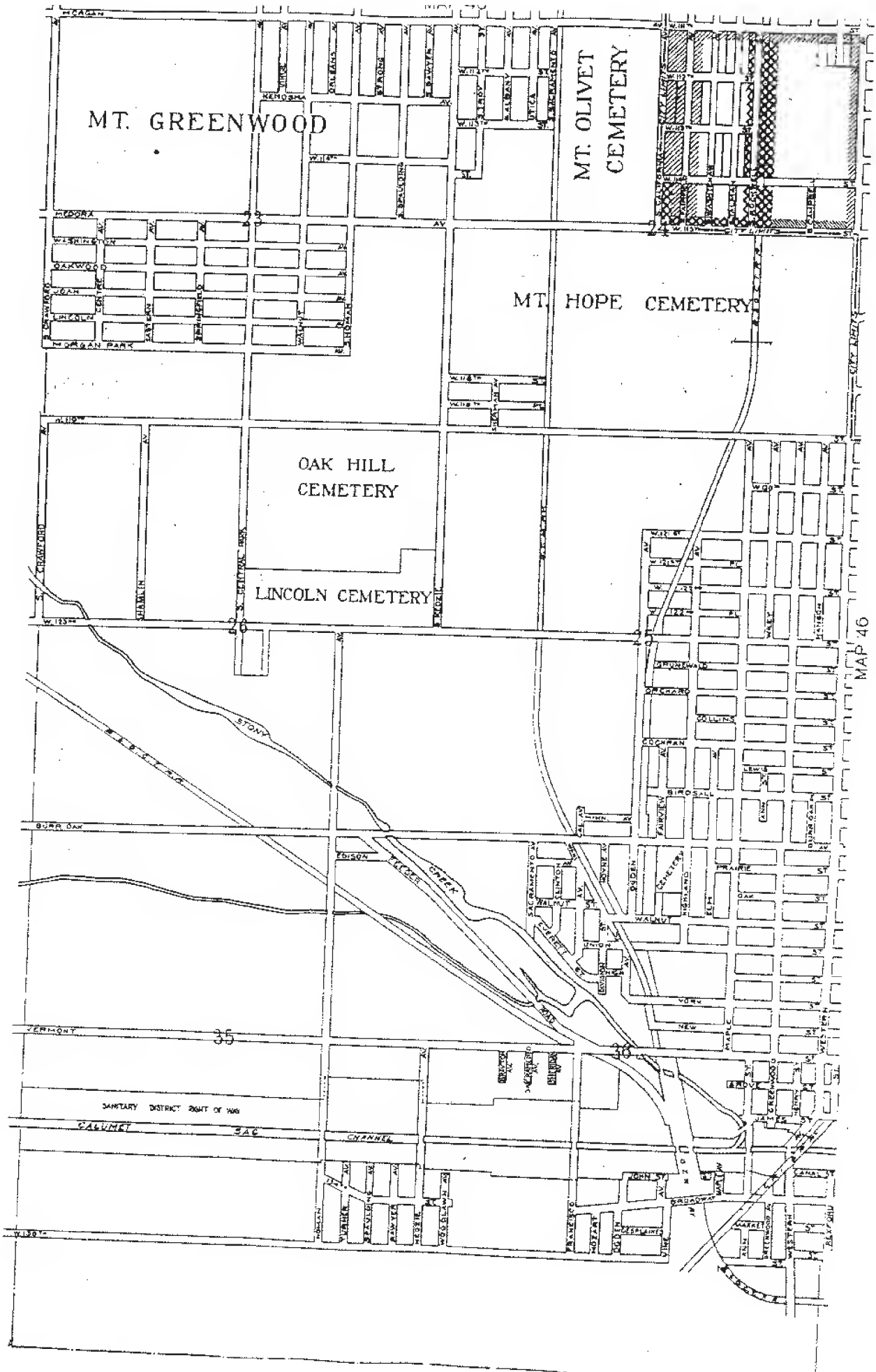
Slip



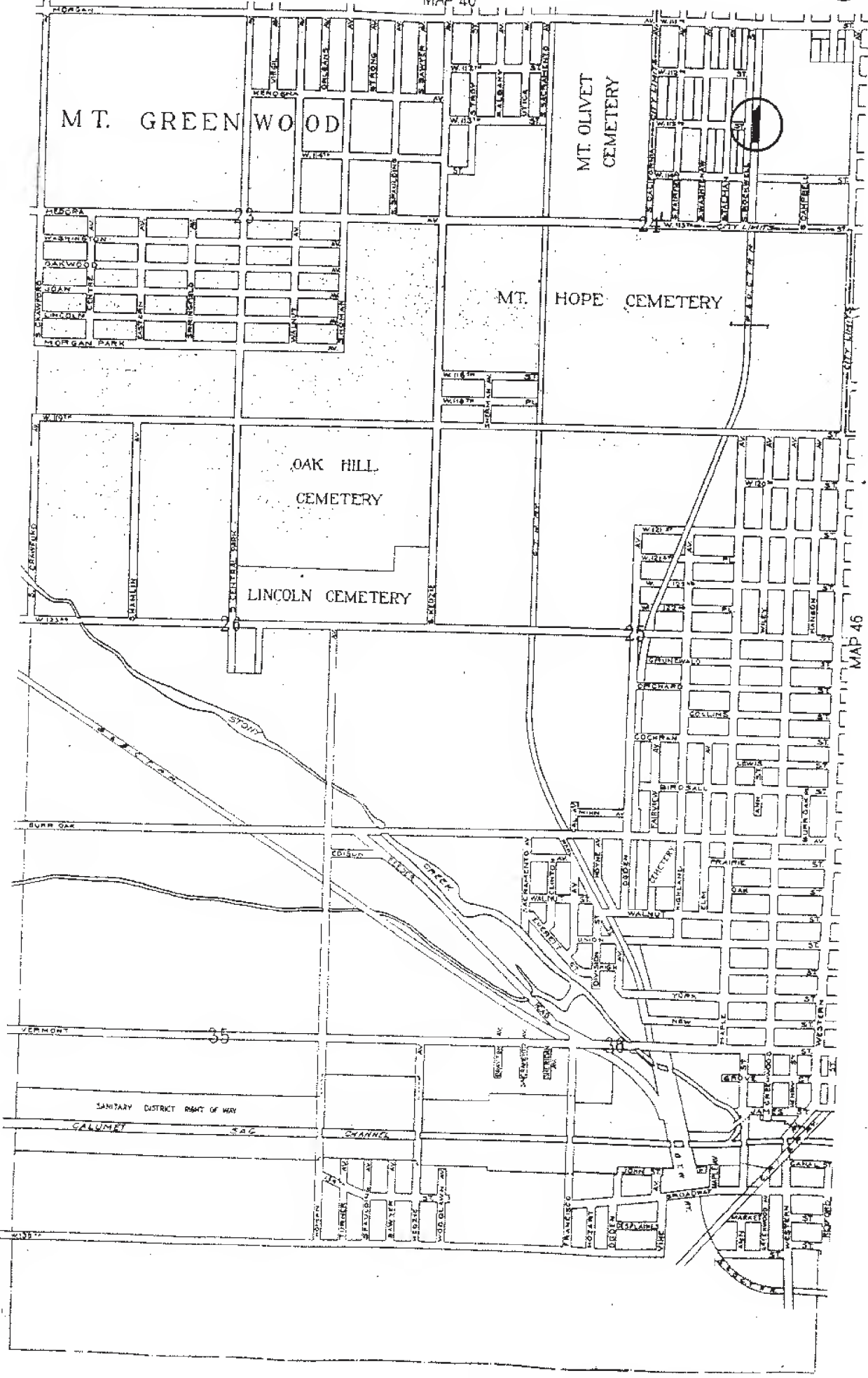
MAP 43



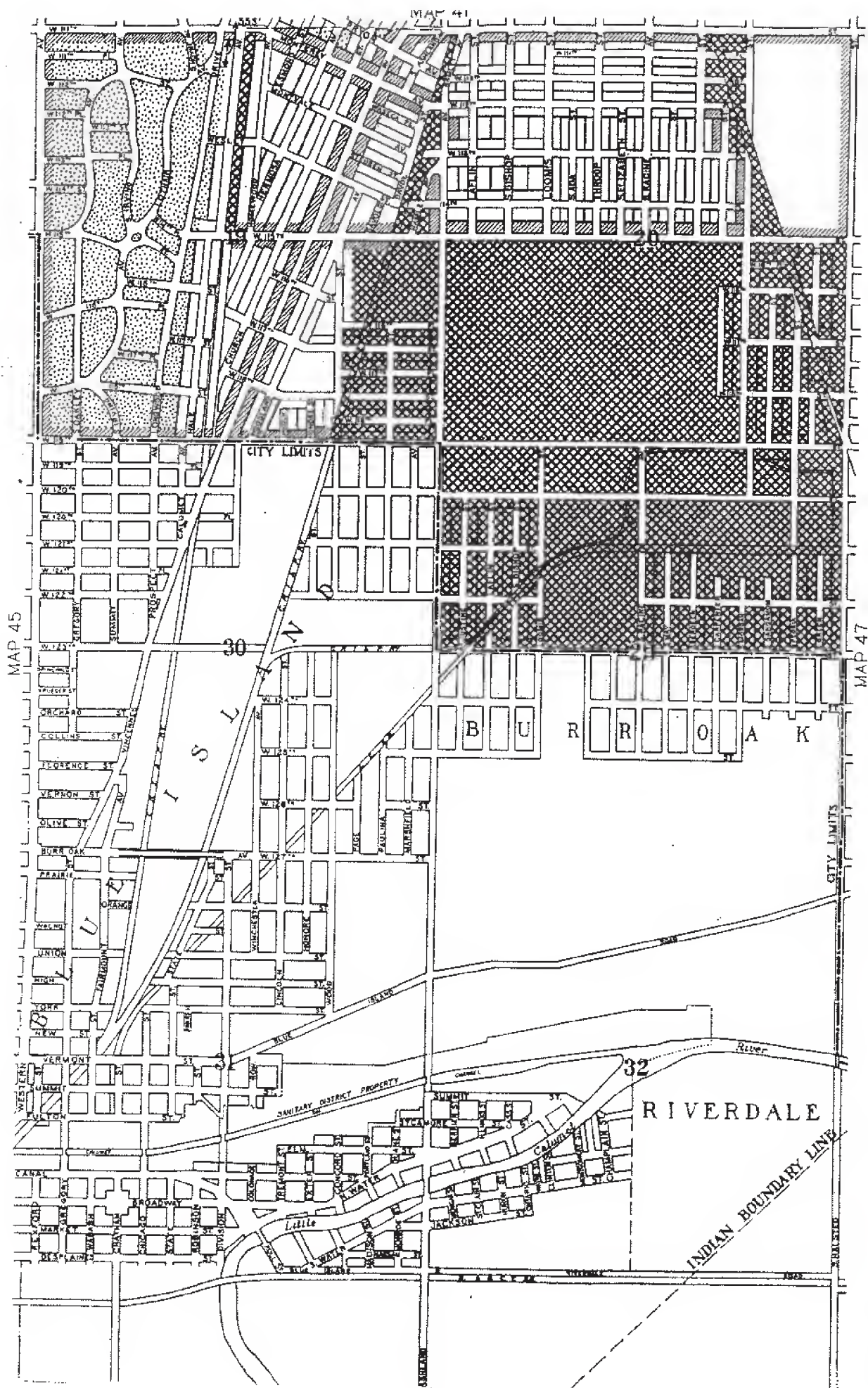


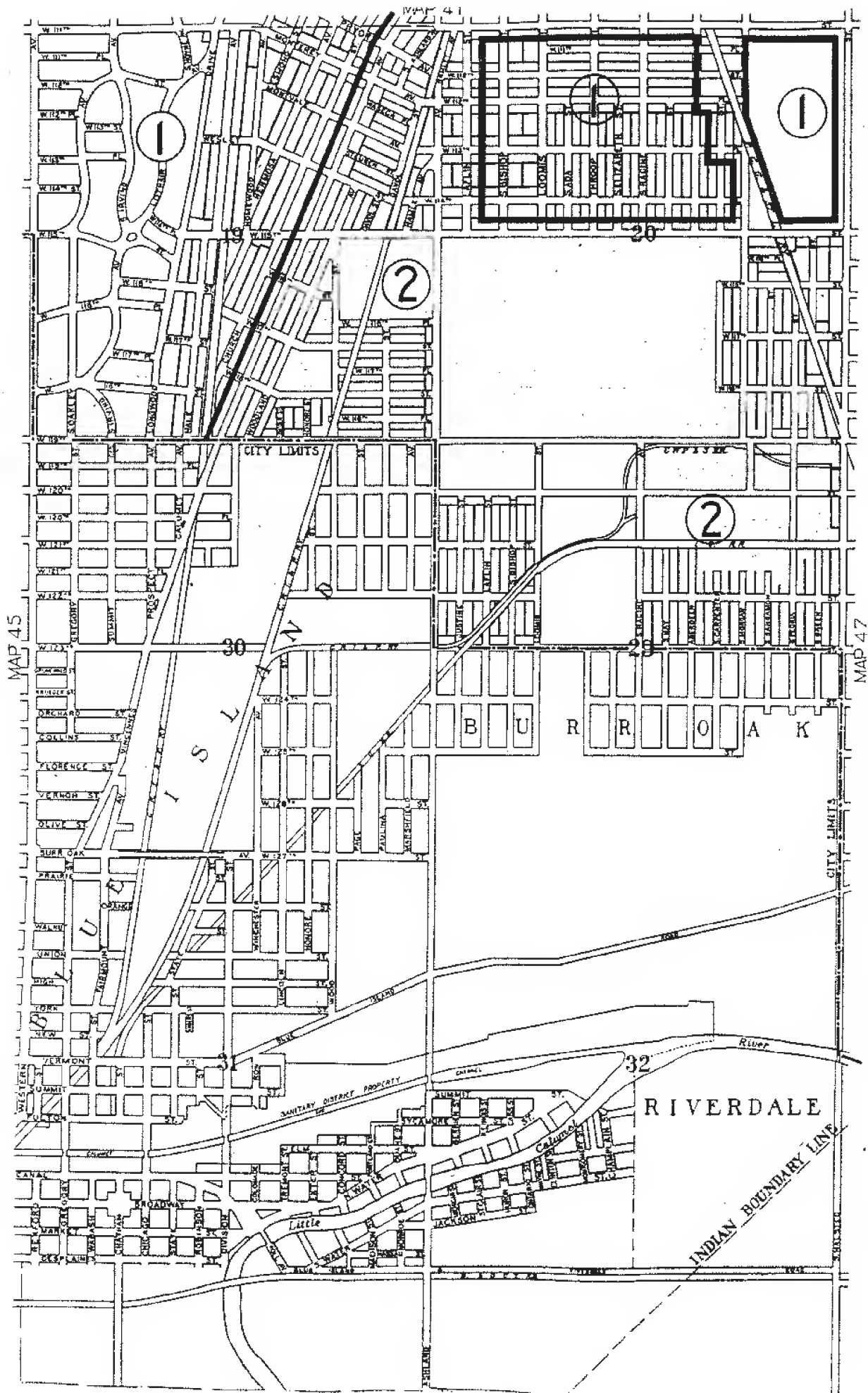


MAP 46

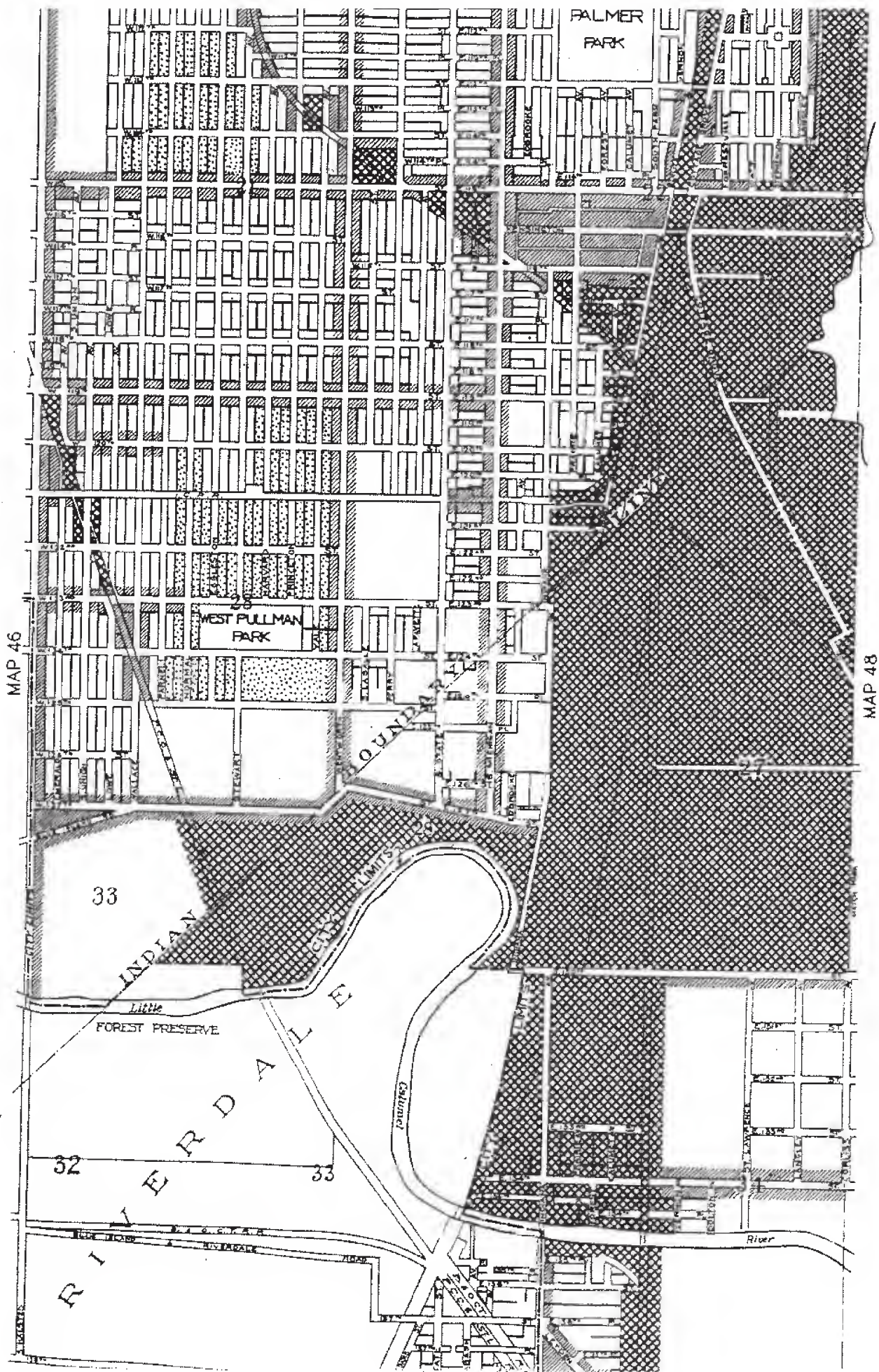


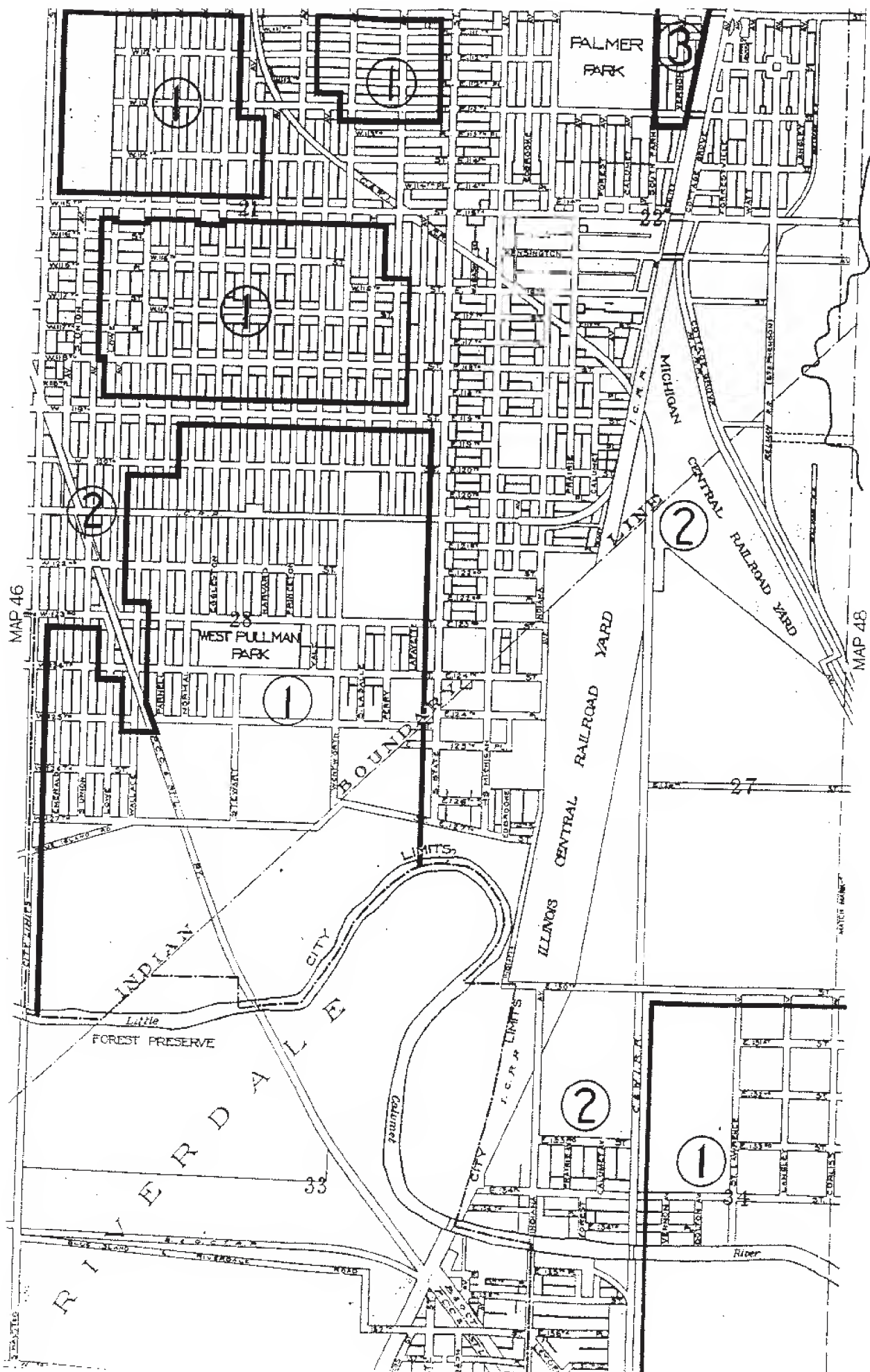














CHICAGO ZONING ORDINANCE

USE DISTRICT MAP

SECS. 26, 35, 23 N.E. S. 1.B.L. S. OF 114 TH ST. (PRODUCED); 22, 27 S. 1.B.L. E. OF CORLISS AVE. (PRODUCED); 24, 25, 36 W. OF YATES AVE. (PRODUCED); 34 E. OF CORLISS AVE. (PRODUCED).

T. 37 N. R. 14 E.

MAP 43

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